

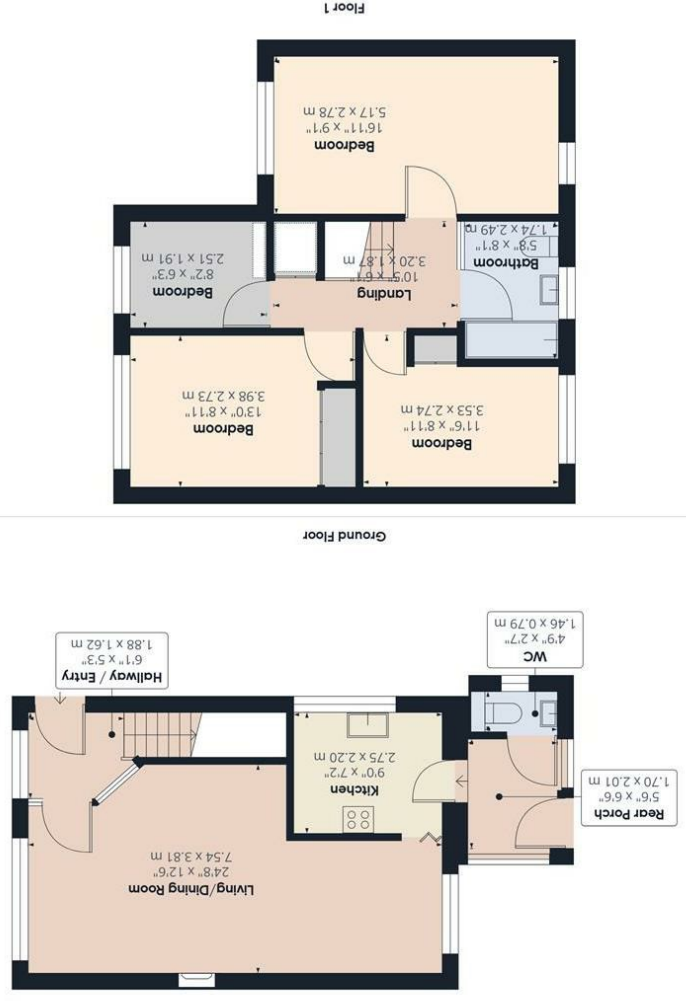
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway
- Lounge/Dining Room 24'8" x 12'5" (7.54 x 3.81)
- Kitchen 9'0" x 7'2" (2.75 x 2.20)
- Rear Porch 5'6" x 6'7" (1.70 x 2.01)
- WC
- First floor landing
- Bedroom 16'11" x 9'1" (5.17 x 2.78)
- Bedroom 11'6" x 8'11" (3.53 x 2.74)
- Bedroom 13'0" x 8'11" (3.98 x 2.73)
- Bedroom 8'2" x 6'3" (2.51 x 1.91)
- Bedroom 5'8" x 8'2" (1.74 x 2.49)

Approximate total area 87.77 m²
 944.74 ft²
 87.77 m²

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.



- Lounge/Diner
- Kitchen
- Downstairs WC
- Four Bedrooms
- Garage and carport
- Enclosed rear garden
- Desirable location
- No onward chain

8b Castle Farm Road, Hanham, Bristol, BS15 3NJ
Guide Price £400,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well proportioned semi detached home set in super, desirable location. Entrance hallway, through lounge/diner, kitchen, lean-to and downstairs cloakroom. At the first floor are four bedrooms and a family bathroom. With off street parking, carport, garage and enclosed rear garden. Now requiring updating and modernisation, this property will provide the basis for a comfortable family home. No chain!



the location

Set on the edge of the country, and overlooking fields, this well placed home still retains easy access to all good local amenities, There are nearby local shops, schools and Hanham high street. Easy access to the Avon ring road, Bristol to Bath cycle path and Longwell Green retail park is a short drive away. Bristol 4.1 miles Bath 8.5 miles

Offered for sale with no onward chain!

just a thought...

Behind this modest exterior is a well proportioned family home set in an amazing location. Although requiring updating, this really is a rare opportunity to acquire a home on one of the area's most desirable roads.

