

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.

- En Suite 8'7" x 7'3" (2.62 x 2.22)
- Bathroom 5'6" x 7'1" (1.69 x 2.18)
- Bedroom 9'5" x 7'2" (2.88 x 2.20)
- Bedroom 16'4" x 8'5" (4.99 x 2.59)
- Bedroom 12'3" x 10'8" (3.74 x 3.26)
- Bedroom 14'11" x 10'9" (4.56 x 3.28)
- Garage 11'11" x 8'0" (3.64 x 2.45)
- W.C 3'6" x 4'1" (1.09 x 1.25)
- Utility 7'11" x 7'0" (2.43 x 2.15)
- Dining area 7'10" x 10'10" (2.40 x 3.31)
- Kitchen 13'8" x 15'5" (4.18 x 4.72)
- Living room 12'4" x 10'3" (3.76 x 3.14)
- Hallway 7'4" x 3'0" (2.26 x 0.93)
- Living room 14'11" x 11'7" (4.55 x 3.55)
- Hallway 15'1" x 5'11" (4.6 x 1.82)
- Entry 2'1" x 5'8" (0.64 x 1.74)



- Hallway
- Cloakroom
- Two reception rooms
- Extended kitchen/dining room
- Utility room
- Four bedrooms
- Two bathroom
- Garage
- Garden

147 Memorial Road, Hanham, Bristol, BS15 3LQ  
**£550,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



An extremely well proportioned and well presented family home. Entrance porch, entrance hallway with downstairs w.c., living room, additional reception/snug, extended kitchen/diner plus utility and storage. At the first floor are four bedrooms, a family bathroom and an additional bathroom. There is off street parking to the front and a pleasant, mature, enclosed child friendly rear garden with patio, seating area plus lawn. Viewing recommended.



### the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby.



### just a thought...

If you hadn't considered a house of this type before, this one should be viewed. Deceptively spacious with lovely rear garden and all of the facilities a modern family would require. Great location, offering green space nearby, yet easy access to the centres of both Bristol and Bath for the commuter. This is one not to be missed!

*Well presented,  
extended family home.*