

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** 13'5" x 5'11" (4.09 x 1.81)
- Living Room** 14'10" x 12'9" (4.53 x 3.89)
- Dining Room** 12'0" x 11'10" (3.67 x 3.62)
- Kitchen** 8'8" x 18'4" (2.66 x 5.59)
- Utility Room** 8'5" x 6'11" (2.59 x 2.12)
- WC** 8'5" x 6'11" (2.59 x 2.12)
- First Floor Landing**
- Bedroom** 12'2" x 11'9" (3.71 x 3.59)
- Bedroom** 14'11" x 9'8" (4.57 x 2.97)
- Bedroom** 7'7" x 6'11" (2.32 x 2.12)
- Bathroom** 6'8" x 6'11" (2.05 x 2.12)
- Garage**



Approximate total area  
 1081.3 ft<sup>2</sup>  
 100.46 m<sup>2</sup>

(1) Excluding balconies and terraces.

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



- Well proportioned and extended
- Sitting Room with Log Burner
- Open plan extended Kitchen/Diner
- WC and Utility
- Three Bedrooms
- Oversized Garage
- Ample Scope for Extension (subject to planning)

38 Grange Avenue, Hanham, Bristol, South Gloucestershire, BS15 3PF  
**Offers In The Region Of £450,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Well proportioned, extended family home set on the ever popular Grange Avenue. Entrance hallway with downstairs w.c and utility room, sitting room with log burner, open plan, extended kitchen/diner. At the first floor are three bedrooms and a family bathroom. There is an oversized garage to the side of the property, and parking at the front for three cars (all side by side with dropped kerb), and there is ample scope for extension (subject to planning).



### the location

Set on one of the coveted 'avenues' on the desirable South side of Hanham, this is a superbly placed home for access to local shops, schools and facilities. Gover Road playing fields, Hencliffe Woods, Conham River Park, Crews Hole and Troopers Hill Nature Reserve are all within easy striking distance. The shops and restaurants of Hanham high street are within walking distance, and the more comprehensive facilities of Gallagher Retail Park at Longwell Green are a short distance away.



### what the owners will miss

*We will miss the peaceful location which enables us to enjoy our garden, our lovely neighbours and the easy access to local shopping facilities.*

### just a thought...

If you hadn't considered this era of house before this is one that should be viewed. Deceptively spacious and extended with adaptable accommodation and a large sunny garden to rear. Ample scope for further extension is required (subject to planning), please see previous planning application PK13/0286/F