

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.

Council tax for annexe is Band A

- Living Area / Dining Area 28'10" x 14'7" (8.79 x 4.45)
- Kitchen 16'3" x 14'7" (4.97 x 4.45)
- Sunroom 8'5" x 13'3" (2.59 x 4.04)
- Bedroom 10'2" x 14'9" (3.11 x 4.5)
- Bedroom 9'1" x 8'11" (2.78 x 2.72)
- Bedroom 11'10" x 5'1" (3.62 x 1.56)
- Bedroom (loft) 13'4" x 13'6" (4.08 x 4.12)
- Living Room (annexe) 8'9" x 10'4" (2.69 x 3.16)
- Kitchen (annexe) 13'6" x 11'1" (4.12 x 3.39)
- Bedroom (annexe) 9'0" x 9'1" (2.75 x 2.78)
- Bathroom (annexe) 4'1" x 9'1" (1.25 x 2.78)



- Stone fronted home with annexe
- Large open plan lounge/diner
- Generous kitchen/diner
- Conservatory
- Two bedrooms with further bedroom in converted loft
- Annexe with conservatory/lounge, kitchen/diner, bedroom and shower room
- Enclosed rear garden

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

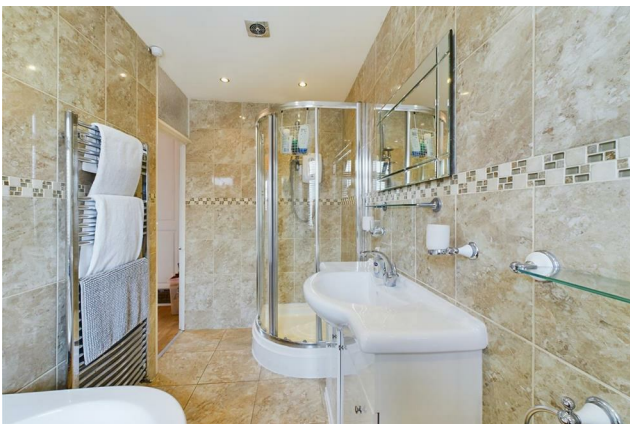
COUNCIL TAX BAND C



A stone fronted period semi-detached property ideally situated for access to the Hanham High Street and with the added benefit of a self-contained annexe.

The main accommodation comprises a large open plan lounge/dinner, a generous kitchen/dinner, a conservatory and a downstairs WC. To the first floor are two bedrooms and a bathroom with a further bedroom in the converted flat.

The Annexe comprises a conservatory/lounge area, a kitchen dinner, a bedroom and a shower room. Outside the annexe has its own gated entrance access through the main back garden of the house.



the location

Set in a prime Hanham location, a short walk from the high street, with its range of local shops, restaurants and cafes, Hanham woods leading down to the river, Gover playing fields and Conham river park are all within walking distance as is the local junior and senior school. Bristol 3.4 miles Bath 9 miles.

what the owners will miss

We love our garden and will really miss the peaceful place it was for us and a place where the sun is always shines which is wonderful in summer. Our front room is so cozy especially when the log burner is on. We are also going to really miss our neighbours.

just a thought...

The property could be of particular interest to larger families, those with a dependant relative or people working from home requiring office space.