

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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 12'6" x 15'7" (3.81 x 4.75)
- Living room 12'10" x 9'7" (3.91 x 2.92)
- Kitchen 12'10" x 9'5" (3.91 x 2.87)
- First floor landing 12'6" x 9'2" (3.81 x 2.79)
- Bedroom 9'0" x 6'2" (2.74 x 1.88)
- Bedroom 5'7" x 5'11" (1.70 x 1.80)

Approximate total area 758.31 sq ft  
 70.45 m<sup>2</sup>  
 Reduced headroom 13.01 sq ft  
 1.21 m<sup>2</sup>  
 (1) Excluding balconies and terraces  
 [ ] Reduced headroom (below 1.5m/4.92ft)  
 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



- Good size lounge
- Kitchen/diner
- Three bedrooms
- Garage and parking
- Enclosed garden to rear
- Viewing advised
- Gas central heating

127 Woodyleaze Drive, Hanham, Bristol, South Gloucestershire, BS15 3BS  
**Offers In The Region Of £310,000 Freehold**



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Well presented three bedroom family home, good size lounge, recently refitted, contemporary style kitchen/diner, three bedrooms and a modern family bathroom. With off street parking to the front, enclosed garden to the rear, the property also benefits from a garage. The property was also recently re-wired.



## the location

Set a short distance from Hanham high street, Beacon Rise school, and open space at Greenbank playing fields. The retail facilities of Kingswood and Longwell Green are also a short distance away. Bristol 3.4 miles Bath 8.8 miles

## what the owners will miss

*We will miss the convenient location with all the facilities nearby such as Longwell Green and easy access to city and countryside. It's been a lovely home to bring a child up in due to the convenient location and easy access to parks and open spaces.*



## just a thought...

If you hadn't considered this style of house before, think again! Offered in great condition with off street parking, garden and a garage. This is an ideal family home, in a great location.