

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** 3'4" x 5'6" (1.03 x 1.70)
- Living Room** 14'6" x 13'5" (4.43 x 4.09)
- Kitchen** 10'9" x 16'8" (3.28 x 5.09)
- Sun Room** 9'0" x 8'5" (2.76 x 2.59)
- Landing** 10'9" x 6'2" (3.30 x 1.90)
- Bedroom** 12'11" x 9'7" (3.94 x 2.93)
- Bedroom** 12'5" x 8'4" (3.81 x 2.55)
- Bedroom** 6'10" x 6'10" (2.10 x 2.09)
- Bathroom** 7'2" x 8'1" (2.20 x 2.48)



- Lounge
- Kitchen/diner
- Conservatory
- Three bedrooms
- Lovely tiled bathroom
- Off street parking and garage
- Corner, side and rear gardes
- Viewing advised

16 Riverside Way, Hanham, Bristol, BS15 3TR  
**Offers In Excess Of £350,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 0

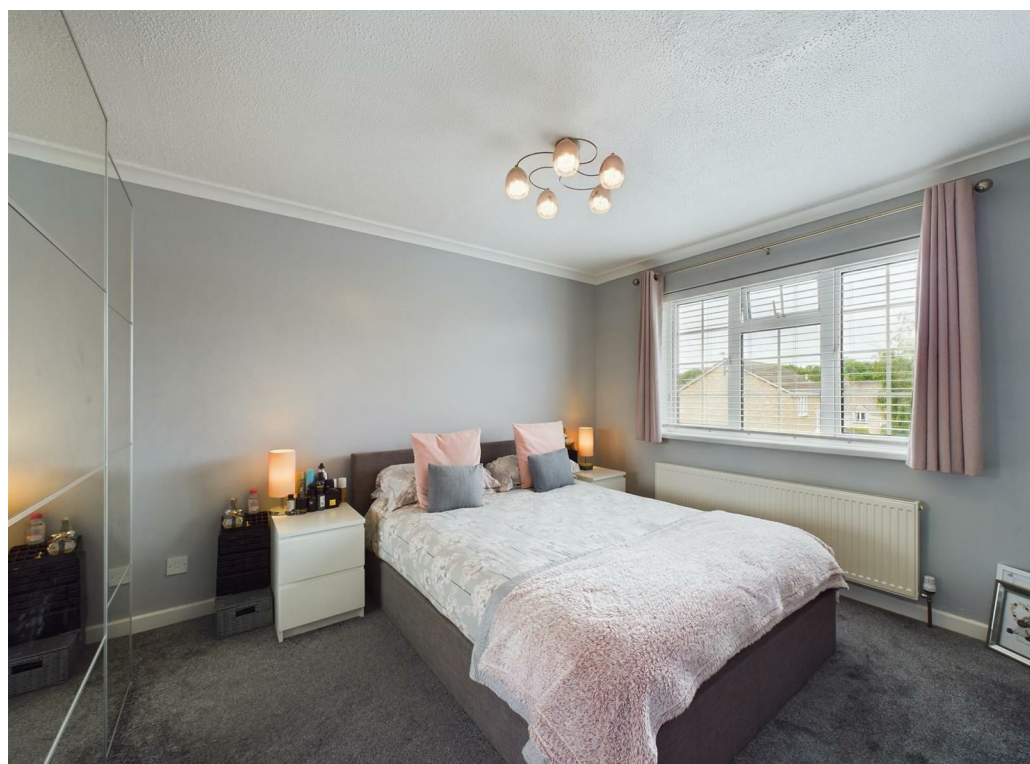
BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Beautifully modern style family home. Entrance hallway, sitting room, kitchen/diner plus conservatory, To the first floor are three bedrooms a lovely fully tiled bathroom. Outside there is off street parking space, garage plus corner, side and rear gardens.



### the location

Superbly located in the ever popular Hanham Green, this home offers the best of city living, with a feel of the country. Wooded walks in Henclyffe Woods down to Conham River Park are literally on your doorstep. There are local schools, shops and pubs within walking distance, and the more comprehensive facilities of Hanham high Street and Longwell Green Retail Park are but a short drive away.



*Superb location close to wooded and river walks*



### just a thought...

If you haven't considered this area before, then think again! With a surprising range of local facilities, yet set in an area that feels almost semi rural. Viewing recommended!