

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.

Entrance Hallway  
 Living Room 13'6" x 18'3" (4.14 x 5.58)  
 Kitchen 11'1" x 6'2" (3.40 x 1.90)  
 Bedroom 13'7" x 8'6" (4.16 x 2.61)  
 Bathroom 6'9" x 5'8" (2.07 x 1.73)  
 Leasehold - 999 years from 22 March 1991  
 Ground Rent - Peppercorn  
 Ground rent of £1.00 PA  
 Maintenance Contribution -  
 Payable on demand



- Open plan living/dining room area
- Separate kitchen
- Double bedroom
- Bathroom
- Garage & parking
- No chain

25 Collett Close, Hanham, Bristol, BS15 3HZ  
**Offers In The Region Of £199,950** Leasehold

PROPERTY TYPE House

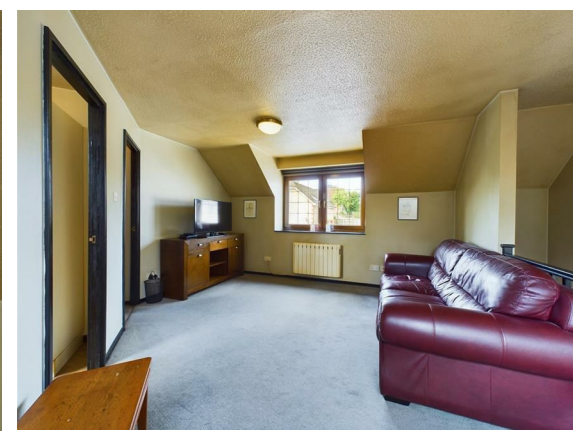
BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND B

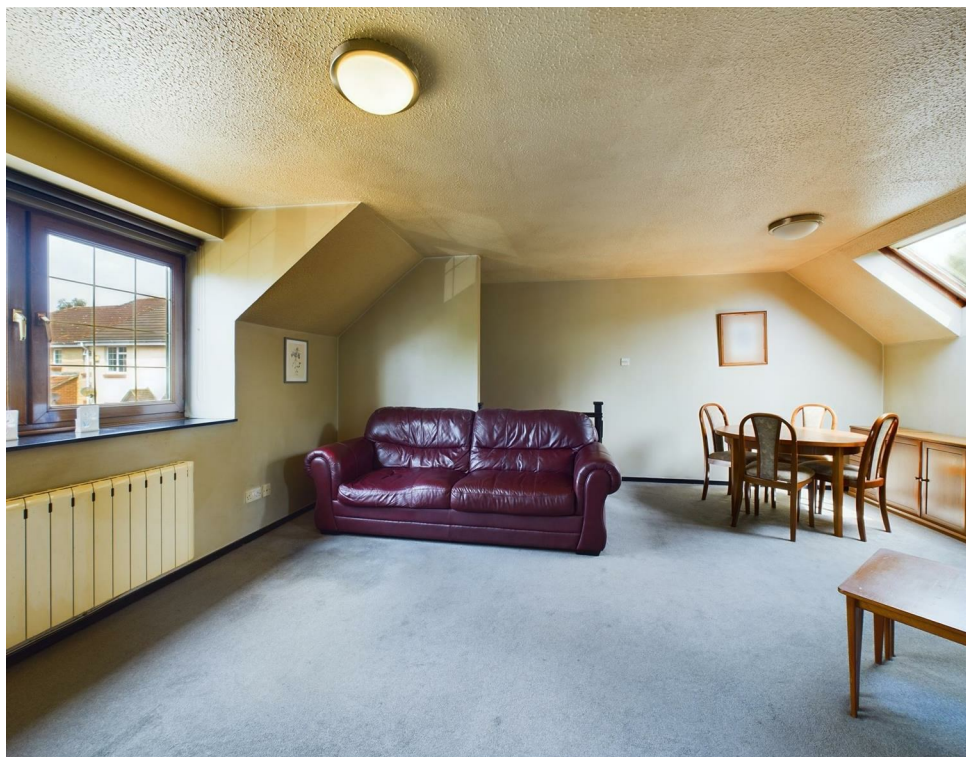


We are pleased to offer for sale this coach house style apartment in popular cul de sac locality. With self contained entrance, there is a good sized open plan living and dining space, separate kitchen, double bedroom and a bathroom.

With off street parking, garage, raised bed to the front and an area of garden to the side (which could potentially be enclosed by fencing) - a viewing is highly recommended.

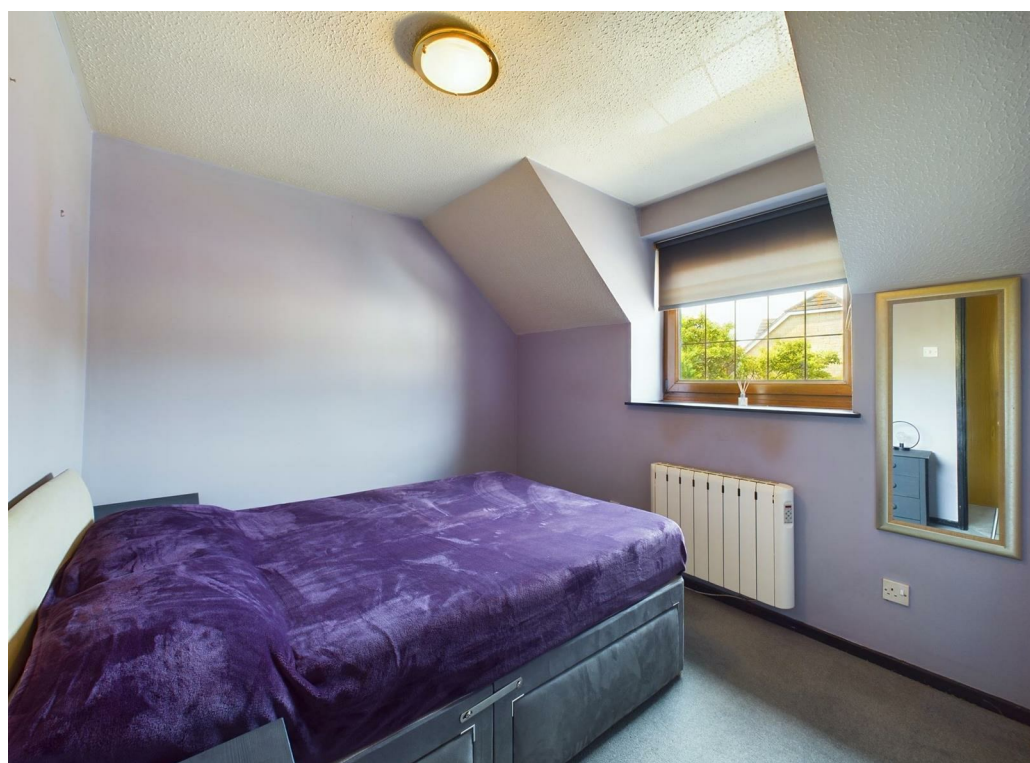
The Vendor advises that a maintenance contribution is payable on demand in the following instances:

- a) a fair proportion of any expense necessarily incurred from time to time in inspecting, maintaining, repairing and renewing the roof, exterior walls and foundations of the property and remaining buildings.
- b) one half of any expense necessarily incurred from time to time in inspecting, maintaining, repairing and renewing the structure horizontally and vertically dividing the the property from the remaining buildings and any other adjoining buildings.



## the location

Set a short walk from Vicarage playing fields, and wooded walks down to the River Avon, this home is set on the edge of Hanham, yet still retaining close proximity to the facilities of the nearby high street, with its range of shops and restaurants. Longwell Green district centre, with its retail park, gym swimming pool and range of national retailers, is a short drive away. Bristol 3.5 miles Bath 9.5 miles



*Offered for sale with  
no onward chain!*

## just a thought...

Although requiring some updating and modernisation this is a rare opportunity to acquire a self contained coach house style home offering good sized accommodation, with parking and a garage. This is a hidden gem that needs to be viewed.