

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** 8'5" x 3'5" (2.57 x 1.05)
- Cloakroom** 4'7" x 2'10" (1.42 x 0.87)
- Lounge/diner** 19'6" x 12'11" (5.96 x 3.96)
- Kitchen** 7'11" x 12'9" (2.43 x 3.91)
- Landing** 12'4" x 5'9" (3.77 x 1.76)
- Bedroom** 9'10" x 12'10" (3. x 3.93)
- Bedroom** 10'11" x 6'10" (3.34 x 2.09)
- Bathroom** 6'5" x 6'0" (1.96 x 1.83)
- 2nd Floor Landing**
- Bedroom** 13'11" x 9'11" (4.25 x 3.04)



- Modern semi detached house
- Set in corner plot
- Lounge/diner
- Downstairs cloakroom
- Kitchen
- Three bedrooms
- Family bathroom
- Front & rear gardens
- Garage & parking
- Offered with No Chain!!

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Offered for sale is this very well presented, three bedroom, semi detached home set in corner plot. The accommodation comprises entrance hallway, downstairs cloakroom, lounge/diner and kitchen with French doors opening onto the rear garden. At the first floor are two bedrooms and a family bathroom with stairs leading to the second floor bedroom. The property benefits from gas central heating, double glazing, pretty, secluded garden to rear and garden to side with garage and off street parking.

Offered with no onward chain.

Pursuant to the Estate Agents Act we advise that the Vendor of the property is related to an employee of D W Smith.



the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.8 miles Bath 9.5 miles

just a thought...

This is an ideal property for first time buyers or growing families.



Offered for sale with no onward chain!

