

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.

- Entrance Hallway** 11'8" x 7'0" (3.56 x 2.14)
- Living Room** 14'7" x 11'9" (4.47 x 3.59)
- Dining Room/Reception 2** 15'8" x 11'10" (4.80 x 3.61)
- Kitchen** 12'7" x 19'7" (3.86 x 5.99)
- Sun Room** 6'0" x 25'8" (1.83 x 7.84)
- First floor landing** 15'5" x 8'9" (4.71 x 2.67)
- Bedroom** 16'0" x 12'0" (4.89 x 3.67)
- Bedroom** 12'6" x 10'1" (3.82 x 3.08)
- Bathroom** 5'7" x 9'11" (1.71 x 3.04)

QIRAF360  
 Calculations are based on RICS PMS 3C standard.  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 (1) Excluding balconies and terraces.  
 Approximate total area 1392.74 ft<sup>2</sup> 129.39 m<sup>2</sup>



- Semi detached character home
- Good size living room
- Large dining room/reception 2
- Kitchen
- Three double bedrooms
- Garage and parking
- Enclosed, mature rear garden
- Viewing advised

30 Victoria Road, Hanham, Bristol, BS15 3QH  
**£470,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Handsome and substantial semi detached character home. Entrance hallway with part galleried staircase, good sized living room, large dining room/reception 2, and kitchen at the ground floor.

At the first floor are three decent sized double bedrooms, and a family bathroom.

Off street parking is provided with the advantage of a garage and a fantastic, enclosed, mature rear garden with gazebo/entertaining space.



## the location

Convenient location, with good local schools, Greenbank playing fields and the shops and facilities of Hanham high street, all within walking distance. The more comprehensive facilities of Kingswood and the retail park at Longwell Green, with gym and cinema complex are within a short drive. Bristol 3.8 miles Bath 8.8 miles

## what the owners will miss

*We have loved living here for the past 15 years, we have great neighbours which we are sad to leave behind.*



## just a thought...

This is a home that needs to be seen! Behind the handsome exterior is a substantial family home, offering surprisingly decent proportions and bags of character. Set just off Hanham high street, this home offers a range of facilities within walking distance with all the convenience of living in a city, yet a short distance from the country. The best of both worlds.