



- Lounge
- Dining Area
- Kitchen/Breakfast room
- Three Bedrooms
- Fabulous rear garden
- Garage & Parking
- Viewing Advised

38 Mount Hill Road, Hanham, Bristol, BS15 8QU
£400,000 Freehold

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
15'8" x 6'1" (4.8 x 1.86)
- Living Room
13'9" x 11'1" (4.21 x 3.64)
- Dining Room
11'8" x 10'5" (3.58 x 3.20)
- Kitchen/Breakfast Room
17'1" x 7'5" (5.21 x 2.28)
- First Floor Landing
- Bedroom
13'9" x 10'2" (4.20 x 3.11)
- Bedroom
11'8" x 10'9" (3.56 x 3.30)
- Bedroom
8'7" x 7'11" (2.62 x 2.43)
- Bathroom
5'8" x 6'5" (1.73 x 1.98)
- Garage
17'7" x 18'1" (5.37 x 5.52)



PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



Well presented and well proportioned semi detached family home, entrance hallway, good size lounge, dining area and kitchen with breakfast area.

At the first floor are three bedrooms and a family bathroom.

Offered in good decorative order throughout this lovely family home has fantastic mature gardens, plus a large 18'1 x 17'7 garage.



the location

Well located to access all local facilities including good local schools, and the high streets of both Hanham and Kingswood. The green space of Cock Road ridge is a short walk away, and the facilities of the Longwell Green retail park including Marks and Spencers, Costa and Next plus gym, swimming pool and cinema are easily accessible at nearby Longwell Green. The Avon ring road and Bristol to Bath cycle path are a short distance away. Bristol 3.4 miles Bath 8.7 miles.

what the owners will miss

"The friendliness and community spirit of our all our neighbours (up, down and across the road). The near proximity to Hanham high street and the short car journey to Longwell Green retail park. Our lovely garden which, when you're in, offers an oasis of calm. The abundance of bus routes available for commute to Bristol and Bath, and two very near local pubs."

just a thought...

Behind this modest, but pleasant, exterior is a home of character and space for the young or growing family. With fabulous gardens, and an oversized garage, this could be the ideal place to call home!