



- Extended end terrace home
- Open plan hallway
- Lounge
- Downstairs cloakroom
- Extended and re-fitted kitchen
- Extended dining room
- Additional reception area with doors to garden
- Three bedrooms
- Off street parking
- Low maintenance garden

47 Footshill Road, Hanham, Bristol, BS15 8EX
£343,000 Freehold

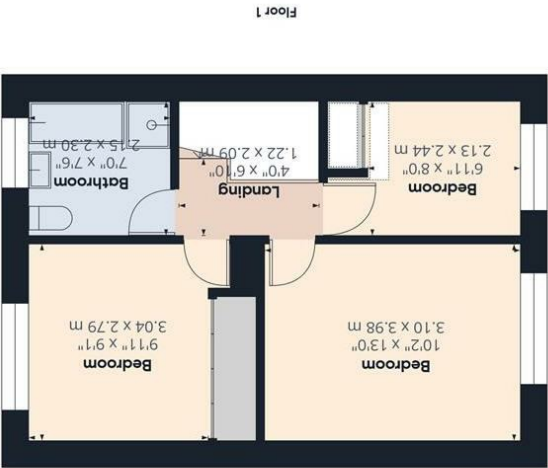
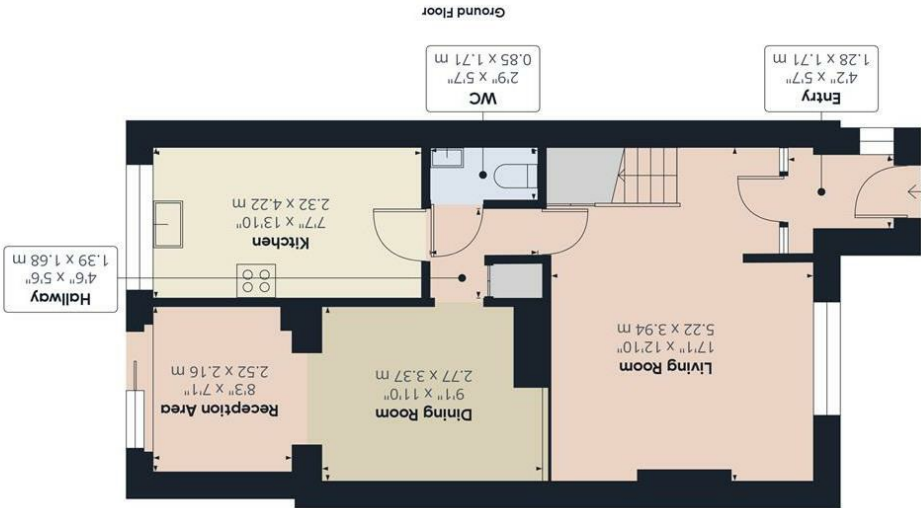
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Entrance4'2" x 5'7" (1.28 x 1.71)
- Living Room17'1" x 12'11" (5.22 x 3.94)
- Dining Room9'1" x 11'0" (2.77 x 3.37)
- Reception Area8'3" x 7'1" (2.52 x 2.16)
- Kitchen7'7" x 13'10" (2.32 x 4.22)
- WC2'9" x 5'7" (0.85 x 1.71)
- First floor landing
- Bedroom10'2" x 13'0" (3.10 x 3.98)
- Bedroom9'11" x 9'1" (3.04 x 2.79)
- Bedroom6'11" x 8'0" (2.13 x 2.44)
- Bathroom7'0" x 7'6" (2.15 x 2.30)

Approximate total area
933.89 ft²
86.76 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A 1960's style extended terrace property situated in popular location.

The accommodation comprises entrance porch, open plan hallway to the lounge, downstairs cloakroom, extended and refitted kitchen and dining room with additional reception area with doors to garden.

To the first floor are three generous bedrooms all with fitted wardrobes and a bathroom with a four piece suite.

At the front of the property is a hardstanding providing off street parking and to the rear is a low maintenance garden.



the location

Well placed for the local facilities of Hanham high street and Kingswood shopping centre. The greenspace of Magpie Bottom nature reserve is not far away. There are good local schools nearby, and the retail and leisure facilities of Longwell Green district centre are a short drive away. Bristol 3.4 miles Bath 9.2 miles

what the owners will miss

"We will miss the lovely sunny garden, the neighbours, the homely feel and the location."

just a thought...

Ideally situated for access to Hanham high street and Beacon Rise school.