



- Beautifully presented and extended
- Living room
- Second reception area
- Dining room
- Kitchen
- Three bedrooms
- Lovely landscaped gardens
- Decorated to a high standard
- Parking

16 Lydiard Croft, Hanham, Bristol, BS15 3LT
£435,000 Freehold

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Hallway16'8" x 6'0" (5.09m x 1.84m)

Living Room12'7" x 12'0" (3.84m x 3.66m)

Second Reception Room11'4" x 10'4" (3.47m x 3.17m)

Kitchen8'11" x 7'4" (2.72m x 2.26m)

Dining Room17'8" x 12'0" (5.39m x 3.68m)

Landing13'1" x 10'7" (4.01m x 3.24m)

Bedroom10'7" x 13'1" (3.24 x 4.01 m)

Bedroom10'10" x 11'4" (3.31 x 3.46 m)

Bedroom7'2" x 9'0" (2.19 x 2.76 m)

Bathroom7'1" x 5'7" (2.18m x 1.72m)

Bedroom9'0" x 7'2" (2.76m x 2.19m)

Bathroom7'1" x 5'7" (2.18m x 1.72m)

Approximate total area

1081 ft²

100.4 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.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Beautifully presented and extended, semi detached home.

Entrance hallway, living room, second reception area, kitchen, dining area opening onto lovely landscaped gardens, with three bedrooms and a modern family bathroom.

Decorated to a high standard throughout, this is a home ready to move into.

With off street parking to front and an enclosed child friendly garden to rear.

the location

Set in one of Hanham's most desirable locations, overlooking the school playing fields. Both local junior and senior schools are literally on the doorstep. There are a range of green wooded and river walks at nearby Gover Road playing fields, Hencliffe woods and Conham river park on the River Avon. There are local shopping facilities at nearby Memorial Road and Hanham high street with its range of shops, restaurants and bars. The retail park at Longwell Green is a short drive away. Bristol 3.8 miles Bath 9 miles

what the owners will miss

“After nearly thirteen years living on Lydiard Croft, we will miss it because it is a quiet street away from the main roads. Our house is spacious and open. The garden is private and not over looked from behind, which backs onto the Hanham Academy school field. It is a very quiet area with good neighbours.”

just a thought...

If you hadn't considered this era of house before, a viewing is essential. Deceptively spacious, beautifully presented with a lovely open aspect to rear. Homes of this quality are rare to the market.