



- Living room
- Kitchen/breakfast room
- Conservatory
- Two double bedrooms
- Double garage
- Gardens
- No chain!



- Porch 2'7" x 6'3" (0.8 x 1.93)
- Living Room 13'5" x 11'11" (4.11 x 3.65)
- Kitchen/Breakfast Room 15'0" x 8'7" (4.58 x 2.64)
- Hallway 16'0" x 2'11" (4.90 x 0.89)
- Bathroom - in 2 parts 5'3" x 6'1" (1.62 x 1.86)
- Bathroom 6'9" x 5'7" (2.07 x 1.72)
- Conservatory 10'1" x 11'10" (3.09 x 3.61)
- Bedroom 11'4" x 9'11" (3.46 x 3.03)
- Bedroom 10'5" x 9'10" (3.18 x 3.02)

23 Vicarage Road, Hanham, Bristol, BS15 3AH
£335,000 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.

PROPERTY TYPE Bungalow - Semi
Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



Well proportioned semi detached bungalow style home.

Entrance porch and hallway, living room, kitchen/breakfast room plus conservatory, two double bedrooms and a bathroom.

Gardens to front and rear and a double garage.



Offered for sale with no onward chain!

the location

Set in a pleasant cul de sac location, just by Vicarage Road playing fields, and close to a range of wooded and river walks. The facilities of Hanham high street are within walking distance and Longwell Green retail park with is range of national retailers, is a short drive away. Bristol 4.9 miles Bath 9.4 miles

just a thought...

Although requiring some updating and modenisation, bungalows of this type and in this location are rarely available. This is a genuine opportunity to acquire a home in one of Hanham's most sought after cul de sacs.