



- Semi detached home with spectacular rear garden in region of 200' plus
- Living area
- Dinging area
- Kitchen
- Large conservatory/sun room
- Parking

161 Whittucks Road, Hanham, BRISTOL, BS15 3PY
Offers In Excess Of £475,000 Freehold

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- Porch
- Hallway
- Living Area
- 14'3" x 12'8" (4.36m x 3.87m)
- Dining Area
- 13'1" x 11'3" (3.99m x 3.43m)
- Kitchen
- 13'9" x 7'4" (4.21m x 2.26m)
- Conservatory/Sun Room
- 17'7" x 8'0" (5.38m x 2.46m)
- Landing
- 13'1" x 10'2" (4.01m x 3.10m)
- Bedroom
- 11'8" x 11'5" (3.57m x 3.48m)
- Bedroom
- 8'5" x 7'3" (2.59m x 2.23m)
- Bedroom
- 6'9" x 6'3" (2.06m x 1.92m)



Approximate total area
1148 ft²
106.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360

PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND D



Rarely available in this part of Hanham, we are pleased to offer this semi detached home with a spectacular rear garden in the region of 200' plus.

Entrance hallway, living area, dining area, kitchen and large conservatory/sun room at the ground floor.

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

With off street parking to front and a large patio area to the rear, leading onto the extensive gardens.



the location

Set on one of Hanham's most popular roads, a short walk from the high street and its range of shops and facilities. The property backs onto Hanham Cricket Club, and there are local schools and a range of wooded and river walks all within easy striking distance. If you want a well placed family home close to all good local amenities, yet with a garden that gives you a sense of living in the country, this home is indeed a rare opportunity! Bristol 3.8 miles Bath 8.7 miles

just a thought...

This home offers huge scope (subject to planning permission) for extension and conversion, set within one of the best gardens we have seen in a while. This home offers an unbelievable opportunity for those wishing to personalise a property!

Spectacular 200' plus rear garden.