



- Georgian style home with pillars
- Lounge/diner/kitchen
- Cloakroom
- Three bedrooms with en suite to master
- Garden with gazebo
- Garage and off street parking
- Viewing advised

6 Footshill Close, Hanham, BRISTOL, BS15 8HG
Offers In The Region Of £400,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
- Cloakroom
- Living Room
18'0" x 10'5" (5.50m x 3.20m)
- Dining Room
9'7" x 7'11" (2.93m x 2.43m)
- Kitchen
14'11" x 7'8" (4.55m x 2.34m)
- Landing
- Bedroom
17'11" x 10'6" (5.47m x 3.22m)
- En-Suite
5'6" x 4'5" (1.70m x 1.37m)
- Bedroom
12'4" x 8'2" (3.77m x 2.49m)
- Bedroom
9'5" x 6'5" (2.88m x 1.98m)
- Bedroom
8'2" x 5'5" (2.50m x 1.67m)



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



Set in this pleasant cul-de-sac location, we are pleased to offer for sale this detached Georgian style home with pillars.

Entrance hallway, cloakroom, open plan lounge/dining room/kitchen with twin sets of patio doors leading on to the garden with a gazebo.

Three bedrooms upstairs with master en-suite and family bathroom.

Off street parking and a garage.



the location

Set between the high streets of Hanham and Kingswood with Magpie Bottom Nature Reserve and a good range of schools and amenities. Excellent access to the ring road and cycle track for great for commuting to Bristol and Bath. Bristol 4.4 miles Bath 9.8 miles

*Offered for sale with
no onward chain!*



just a thought...

If you haven't considered a modern home before, this could be the one. An excellent property conveniently located and ready to move into!