Floor



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 their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, and check its availability.

(86.1 x 21.2) "2'0 x "0'7 Bathroom m 2,1/31 2 wol98 ... "8'81 x "8'11 m 80.4 x 08.8 "2'41 x "4'11 m 04.4 x 74.8 (34.2 x 82.2) "0'8 x "2'7 Bedroom (1) Excluding balconies and terrace 11'5" x 13'3" (3.50 x 4.05) **enibno** "01'9 x "1'4 m 20.8 x 32.1 Bedroom "86.1 × 21.2 11'4" x 14'5" (3.47 x 4.40) Bedroom First Floor Landing Ground Floor (72.1 x 77.1) "1'4 x "9'8 1.2 m² 13 सि Utility MC z¥846 LIVING Room Approximate total area **Kitchen** 19'1 x 13'0" m 76.5 x 58.3 (79.8 x 88.2) "0'81 x "1'91 Kitchen **vilitU** "1'4×"9'2 m 72.1 × 77.1 13'1" x 14'9" (3.99 x 4.52) 40,01 X ,0,9 MooA BniviJ  $(70.8 \times 48.1)$  "0'01 × "0'8 Hallway



- Interior designed home
- Island kitchen/dining area
- Utility and downstairs cloakroom
- Living room with feature fireplace (decorative only)
- Three bedrooms
- Gas central heating
- Double glazing

**PROPERTY TYPE House - Semi-Detached** 

BEDROOMS 3

**RECEPTION ROOMS 1** 

BATHROOMS 1

**EPC RATING D** 

COUNCIL TAX BAND D







Potential to extend (subject to planning permission) existing plans available to view (no permissions granted).

Style, Space & Location – A Stunning Renovated Home in the Heart of Hanham

This beautifully finished, design-led home has been thoughtfully renovated throughout (to include new roof, electrics, new plumbing and windows), offering stylish interiors, spacious living, and an unbeatable location.

Step inside to a welcoming entrance hallway that flows seamlessly into a showstopping open-plan kitchen and dining area. Complete with luxury quartz worktops, integrated appliances, and a separate utility room and guest cloakroom, it's a space made for modern living and entertaining. A generously sized living room with a striking feature fireplace (decorative only).

The ground floor boasts contemporary light oak herringbone-style flooring, while plush carpets bring comfort to the upper level.

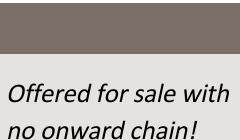
Upstairs, you'll find three well-proportioned bedrooms and a sleek, newly fitted bathroom—all finished to an exceptional standard.

Outside, the property offers off-street parking and a generous rear garden, ideal for families or outdoor entertaining.

Why You'll Love It Here - Set on one of











## the location

Hanham's most desirable residential roads.
Within easy walking distance of primary and secondary schools. Moments from Gover Road playing fields and the Bristol to Bath cycle path. Scenic riverside walks nearby via Hencliffe Woods and Conham River Park. A short walk to Hanham High Street with shops, cafés, pubs, and restaurants. Just a short drive to Longwell Green Retail Park, with national retailers, a cinema, gym, and leisure centre. Excellent transport links via the Avon Ring Road to the M4/M5 motorway network.

## just a thought...

Have you always wanted a classic contemporary new style home but also want character? This home offers both. Beautifully finished to meticulous standards and set in a fantastic location this is a property genuinely not to be missed! Large gardens, parking and a whole range of amenities literally on the doorstep and yet still close enough to the city centre and all that Bristol offers.