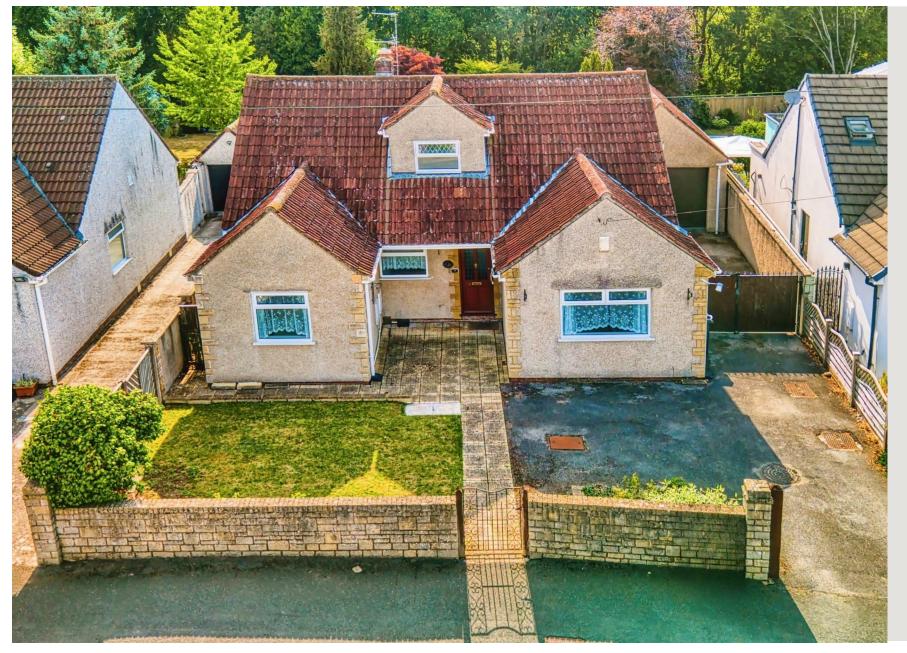


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surreyor. References to the tenure of a property, and check its available by separate negotiation. We advise not to book an appointment to view before embarking on any journey to see a property, and check its 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 available by separate negotiation.





- Set in larger than average gardens backing onto woods
- Lounge
- Separate dining room
- Kitchen/breakfast room
- Utility
- 4 bedrooms (one double and shower room to ground floor)
- Tandem garage plus parking
- No chain

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E







A spacious 1950's detached home backing onto Hanham woods and set in larger than average gardens.

The generous accommodation comprises entrance hall, good size lounge, separate dining room, kitchen/breakfast room, utility room, double bedroom and shower room.

To the first floor are three good size bedrooms and a bathroom.

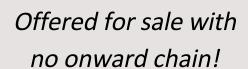
Outside, to the front are lawned gardens, with a driveway providing off street parking with double gates leading to a large tandem length garage.

To the rear, are large, mature gardens with a gate leading directly into Hanham Woods.













the location

Extremely well located for all that
Hanham has to offer. Walking distance to
local schools, and shops, there are a range
of pleasant, wooded and river walks
literally on the doorstep, Hanham high
street and its range of shops and facilities
are a short distance away and Longwell
Green district centre with its retail shops
and retail facilities are also nearby. Bristol
3.7 miles Bath 8.9 miles

just a thought...

A rare opportunity to acquire this spacious property, which offers adaptable accommodation. Be Quick!