



- 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

38 Gays Road, Hanham, Bristol, BS15 3JS
£625,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures 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
Living Room
21'11" x 14'1" (6.69m x 4.30m)
Dining Room
12'5" x 11'1" (3.79m x 3.38m)
Kitchen/Breakfast Room
15'9" x 12'7" (4.81m x 3.86m)
Utility
9'1" x 7'2" (2.79m x 2.19m)
Bedroom
13'10" x 10'2" (4.23m x 3.11)
Bathroom
8'9" x 5'8" (2.69m x 1.73)
Hallway
Landing
Bedroom
13'10" x 12'0" (4.24m x 3.66m)
Bedroom
10'9" x 10'2" (3.28m x 3.10m)
Bedroom
10'3" x 9'1" (3.14m x 2.79m)
Bathroom
5'8" x 9'1" (1.75m x 2.79)

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.



*Offered for sale with
no onward chain!*



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!