



- Beautifully presented home
- Good size living room
- Kitchen/diner
- Downstairs cloakroom
- Four double bedrooms
- En suite to master bedroom
- Landscaped and enclosed rear garden
- Integral garage and parking

177 Whittucks Road, Hanham, Bristol, BS15 3PY  
£575,000 Freehold



- Beautifully presented home
- Good size living room
- Kitchen/diner
- Downstairs cloakroom
- Four double bedrooms
- En suite to master bedroom
- Landscaped and enclosed rear garden
- Integral garage and parking

177 Whittucks Road, Hanham, Bristol, BS15 3PY  
£575,000 Freehold



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 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.



PROPERTY TYPE House - Detached  
BEDROOMS 4  
RECEPTION ROOMS 1  
BATHROOMS 2  
EPC RATING C  
COUNCIL TAX BAND E



Beautifully presented and well proportioned detached family home.

Entrance hallway with double doors leading to modern kitchen/diner, good size sitting room, downstairs cloakroom, turned staircase leading to first floor landing with four double bedrooms, master en suite, and a family bathroom.

Finished to a meticulous standard throughout, the property enjoys a beautifully landscaped, enclosed rear garden, off street parking and an integral garage.



## the location

Set on the ever popular Whittucks Road, with local shopping facilities, literally across the road. Good local schools within walking distance and a range of close by facilities including doctors surgery, dentist and the shops and restaurants of nearby Hanham high street. The retail park at Longwell Green, with its range of national retailers including Marks and Spencers, is a short drive away. There are a range of green and wooded walks in the immediate surrounding area.

## just a thought...

If you hadn't considered a modern home before, this one should be viewed! Amazing presentation, deceptive proportions, set in a super desirable location!

*Beautifully presented and well proportioned.*