

Hallway 15'11" x 4'9" (4.87 x 1.46)
Living Room 12'2" x 11'5" (3.72 x 3.50)
Dining Room 12'5" x 10'3" (3.80 x 3.14)
Kitchen - measured in two parts 9'3" x 6'4" (2.82 x 1.94)
Kitchen 6'3" x 9'2" (1.91 x 2.81)
Utility 12'7" x 6'10" (3.86 x 2.09)
Bathroom 6'7" x 5'4" (2.03 x 1.64)
First Floor Landing
Bedroom 14'11" x 7'8" (4.55 x 2.35)
Bedroom 12'6" x 8'5" (3.82 x 2.59)
Bedroom 9'4" x 8'2" (2.86 x 2.49)



- Lounge/diner
- Kitchen/utility
- Lean-to
- Downstairs bathroom
- Three bedrooms
- Lovely enclosed rear garden
- No chain

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented and well proportioned three bedroom Victorian double bay villa.

Entrance hallway, through lounge/diner, lean-to, kitchen/utility and downstairs bathroom.

At the first floor are three good size bedroom and a dressing area.

To the rear is a lovely enclosed garden, area laid to patio, lawn, and a pergola.

Offered for sale with no onward chain.



what the owners will miss

I have lived at Hanham Road for over 25 years, it is a very good area to live in. I will miss my neighbours who are all very friendly and helpful, the house itself, it's a lovely place to bring up children as I have had four of my children here. You haven't got to walk far for shopping as the high street is only a 5 minute walk, I will miss the park where I walk most days, I will miss sitting in the garden as it is surprisingly quiet and enjoying a cheeky drink.

the location

Super, convenient location offering excellent access to the extensive range of shops and facilities at both Kingswood and Hanham. Kingswood park is a short walk away, the Avon ring road and access to the M4/M5 motorway networks are but a short drive. The retail park at Longwell Green with a number of larger national shops including Marks and Spencers and Costa, is but a short drive.

just a thought...

Don't be fooled by the modest exterior, for behind lies a well presented and sizeable Victorian home offered in good order with flexible accommodation. With a lovely, enclosed garden all the facilities you will need are all within walking distance.