

specifically mentioned within the sales particulars, but may be available by separate negodation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. acroeyor. 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 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 sollicitor or







- One owner from new!
- · Set in large garden backing onto Hanham woods
- Large lounge
- Separate dining room
- Kitchen/breakfast room
- Three bedrooms
- Detached garage and ample off street parking
- Gas central heating
- No chain!

PROPERTY TYPE Bungalow

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D







A rare opportunity to acquire this 'one owner from new' detached bungalow, which is set in large gardens backing directly onto Hanham woods.

The spacious, extended, accommodation comprises entrance porch, hallway, large lounge, separate dining room, a kitchen/breakfast room, three generous bedrooms, bathroom and separate w.c.,

A long driveway provides ample off street parking, which leads to a detached garage.

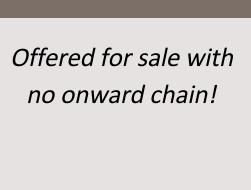
The property further benefits from gas central heating, double glazing and offers excellent further potential to extend or the large attic space could be converted (subject to the relevant planning consents).

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...

Offering a wealth of further potential, a rural feel to the rear and close to popular schools. You'll need to move quickly for this fine property!