



- 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!

46 Gays Road, Hanham, Bristol, BS15 3JS
£500,000 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.



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

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no onward chain!*

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!