

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. 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 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





- Lounge/dining room
- Extended kitchen
- Three bedrooms
- Double garage
- Established gardens
- No onward chain

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C







Spacious 1960's 'Bull' built extended semi detached property situated in this sought after location in Hanham.

The accommodation comprises entrance porch, hallway, open plan 'l-shaped' lounge/dining room leading to the kitchen extension.

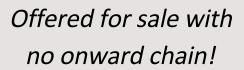
To the first floor are three good size bedrooms and a bathroom.

Outside, are established gardens to both front and rear with the added benefit of a double size garage approached via a rear access lane.

Ideally situated for access to popular schools and a wide range of local amenities - a prompt viewing is highly recommended.











the location

Set in a super, convenient and desirable location, with a range of nearby local amenities including, local schools, doctors and dentists. The green space of Gover Road playing fields, leading onto the cycle track, is literally across the road. Wooded and river walks are available at nearby Hanham Mills and Conham woods, which in turn leads down to the River Avon at Crews Hole. There is local shopping at Memorial Road, and nearby Hanham high street, with its range of shops, bars and restaurants. The more comprehensive facilities of Longwell Green including gym, swimming pool, cinema complex and national retailers are but a short drive away. Bristol 4 miles Bath 8.8 miles

just a thought...

If you are looking for an opportunity to put your own stamp on a property, this could be the one for you, with potential to extend further.