



- Extended semi detached home
- Lounge
- Extended kitchen/dining room with bi-fold doors
- Downstairs cloakroom
- Three bedrooms
- Garage and parking
- Enclosed rear garden
- Gas central heating

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A very well presented and much improved extended semi detached property which is ideally situated for poplar local schools.



The accommodation comprises entrance hallway, lounge, well appointed extended kitchen/dining room with bi-fold doors to the garden plus downstairs cloakroom.

To the first floor are three bedrooms, and a family bathroom with a four piece suite.

Outside, there is off street parking to the front with a driveway to the side leading to a garage and an enclosed rear garden with a sunny aspect.

A prompt internal viewing is highly recommended to appreciate all on offer.



## the location

Set a short distance from the ever popular Hanham high street, with its range of shops, restaurants and bars. There is a range of green, wooded and riverside walks nearby, a frequent local bus service, local shops within the road, and good access to the Avon ring road and the Bristol to Bath cycle path. Bristol 3.1 miles Bath 9.3 miles



## what the owners will miss

*"We will miss such a lot living in memorial road. The wonderful high street within walking distance, Hanham woods, and local pub The Elm tree for a first class Sunday lunch. Our neighbours are just the best. It is with great regret we are selling the home we have put lots of time and restoration into. I know it will be a perfect family home once again."*



## just a thought...

This beautifully presented home could be the one for you, as it is ready to move into!