



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

70 Memorial Road, Hanham, Bristol, BS15 3LA
Offers In Excess Of £465,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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 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.



Hallway
4'11" x 2'5" (1.52m x 0.75m)

WC
4'11" x 2'5" (1.52m x 0.75m)

Living Room
14'9" x 11'7" (4.50m x 3.55m)

Kitchen/Dining Room
19'6" x 18'0" (5.95m x 5.49m)

Landing
14'8" x 12'0" (4.49m x 3.68m)

Bedroom
12'10" x 10'10" (3.92m x 3.32m)

Bedroom
8'0" x 6'0" (2.46m x 1.85m)

Bedroom
8'7" x 7'0" (2.62m x 2.15m)

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!