

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 their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, and check its 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 availablity.

Floor (m88.1 x m01.5) "3'2 x "2'01 Bathroom (m88.2 x m20.E) "2'9 x "0'01 Bedroom (mee.s x mre.s) "e'8 x "8'11 Bedroom (m36.2 x m46.8) "8'8 x "11'21 Bedroom (m22.1 x m01.2) "11" x "01'8 **Ensuite** (me0.8 x m78.8) "1'01 x "8'21 Bedroom Ground Floor Landing 136.4 m² 24 L971 (mee.1 x mee.2) "2'e x "7'e Approximate total area Laundry Room (m33.4 x m27.2) "E'21 x "9'81 Kitchen (m78.4 x m28.8) "E'21 x "7'21 mooA gniviJ (m8E.1 x m22.1) "a'4 x "1'2 **DM** Hallway



- Lounge
- Kitchen/diner with doors to rear garden
- Utility and downstairs WC
- Four bedrooms
- En suite to master
- Established gardens
- Garage and driveway
- No chain!

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E







Owned from new, this four bedroom detached property is situated on this sought after development and has been well maintained by its owner.

The well proportioned accommodation comprises entrance hallway, double doors leading to a lounge, a spacious kitchen/dining room with patio doors onto the rear garden, a utility room with courtesy door to the garage and a downstairs WC.

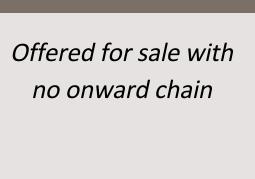
To the first floor are four good size bedrooms, the master with an en suite shower room and a separate family bathroom.

Outside, are established gardens to the front and rear plus a driveway and garage.











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
3.8 miles Bath 11.1 miles

just a thought...

This well cared for home is perfectly situated for local amenities and popular local schools, all set in a desirable location. Early viewing highly recommended.