

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



- Beautifully presented and extended
- Living room
- Dining area
- High gloss kitchen with breakfast bar
- Sun room
- Three bedrooms
- Landscaped rear garden
- Garden/office/games room with shower
- Gas central heating
- Garage and parking

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND D



Beautifully presented and extended family home.

Entrance hallway, living room, dining area, high gloss kitchen with breakfast bar leading into sun room and utility.

Externally is ample off street parking to the side with oversized garage and store.

The rear garden is extensively landscaped with various patio and composite seating areas, astro turf lawned section leading to a 26'6 x 11'3 garden/office/games room with internal shower room and WC.

At the first floor of the house are three bedrooms and a good sized family bathroom.



the location

Set in one of Hanham's most desirable roads, this fabulously presented home offers move into accommodation and flexible living. Within walking distance to local schools, shops and facilities, Hanham high street is within easy striking distance and the retail park at Longwell Green is but a short drive. There are a number of nearby green, wooded and riverside walks and the Bristol to Bath cycle path is a short distance away. Bristol 3.6 miles Bath 8.6 miles



Benefit of a 26'6 x 11'3 garden/office/games room with internal shower room and WC.



just a thought...

This deceptively spacious home really needs to be internally inspected to appreciate the size and quality on offer. Great location, wonderful entertaining space internally and externally with ample parking, garage and garden room. This one really is a one off!