

Entrance Porch Living Room 19'0" x 13'0" (5.80 x 3.98) Kitchen/Diner 17'9" x 8'9" (5.43 x 2.68) Inner hallway 8'3" x 4'11" (2.54 x 1.51) First floor landing 10'10" x 13'0" (3.32 x 3.98) Bedroom 12'4" x 6'11" (3.76 x 2.11) Bedroom 13'10" x 13'2" (4.23 x 4.03)	Ground Floor Living Room 19'0" x 13'0" 5.80 x 3.98 m Kitchen/ Diner 17'9" x 8'9" 5.43 x 2.68 m Bedroom 12'4" x 6'11" 3.76 x 2.11 m Bedroom 10'10" x 13'0" 3.32 x 3.98 m Landing 8'3" x 4'11" 2.54 x 1.51 m Hallway 8'3" x 4'11" 2.54 x 1.51 m Entrance Porch 19'0" x 13'0" 5.80 x 3.98 m	Floor 1 Bedroom 12'4" x 6'11" 3.76 x 2.11 m Bedroom 10'10" x 13'0" 3.32 x 3.98 m Landing 8'3" x 4'11" 2.54 x 1.51 m	Floor 2 Loft Room 13'10" x 13'2" 4.23 x 4.03 m



PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND B



Extremely well presented Victorian style home close to the heart of Hanham. Entrance lobby, open plan living area, modern kitchen, and modern bathroom. At the first floor are two double bedrooms, and there is the advantage of a staircase to a converted loft room, which will make an ideal home office/occasional room. With gas central heating, double glazing, and a pleasant, enclosed rear garden.



the location

Super conveniently located just off Hanham high street, with its range of shops and restaurants. Green walks in Magpie Bottom Natures reserve, Conham river park and Hencliffe woods are all with easy striking distance. Longwell Green district center with its range of national retailers, gym and swimming pool is a short drive away.

what the owners will miss

We will miss the character and facilities of the house. We've put our own stamp on the house in particular the kitchen and bathroom. The attic space will also be a massive miss as it's a great practical room and living space.

just a thought...

Deceptively spacious character home, that needs to be viewed internally to be fully appreciated! Great location, ready to move into, and all at an extremely competitive price point.