

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 not to book an appointment to view before embarking on any journey to see a property, and check its availablity.





- Lounge area
- Dining area
- Kichen
- Three bedrooms
- Gardens
- Garage & parking
- No onward chain!

**PROPERTY TYPE House - Terraced** 

BEDROOMS 3

**RECEPTION ROOMS 1** 

BATHROOMS 1

**EPC RATING C** 

**COUNCIL TAX BAND C** 







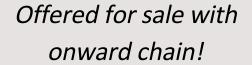
Three bedroom family home with entrance hallway, good sized lounge and dining area, modern kitchen, three bedrooms and a family bathroom.

Enclosed gardens to front and rear with garage and off street parking space.













## the location

Set in one of Hanham's more popular roads, and within level walking distance of local schools and locals shops at both Memorial Road and Hanham high street, the more comprehensive facilities of Longwell Green district centre, and its range of national retailers is but a short drive away. The Avon ring road and Bristol to Bath cycle track are readily accessible. Bristol 4.2 miles Bath 9 miles.

## just a thought...

If you hadn't considered this style of home before, this one needs to be viewed. Deceptively spacious and bright, with double glazing and gas central heating, gardens and garage - all at an extremely competitive price point.