



Connells

Hencliffe Way
Hanham BRISTOL



Property Description

Located in Hanham a good size first floor flat offering lounge, kitchen, double bedroom and bathroom. The property is near to local amenities and benefits from outside drying space, garage and parking. Viewing is highly recommended and this property is offered CHAIN FREE.

Entrance Hall

Wooden door to the side, stairs leading to the first floor.

First Floor Landing

Double glazed window to the front,

Lounge/diner

15' x 11' 7" (4.57m x 3.53m)

Double glazed window to the front, built in storage cupboard with loft access, panel electric heater.

Inner Hall

Doors to bedroom, kitchen and bathroom.

Kitchen

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to the rear, fitted base units, rolled edge worktops, tiled splashbacks,, stainless steel sink unit with mixer tap, under counter electric oven, electric hob, space for fridge/freezer.

Bedroom

14' 3" max x 8' 7" max (4.34m max x 2.62m max)

Double glazed window to the rear,;electric panel heater.

Bathroom

Double glazed frosted window to the side, three piece bathroom suite comprising panel bath with electric shower over, pedestal

handbasin, low level WC, tiled walls.

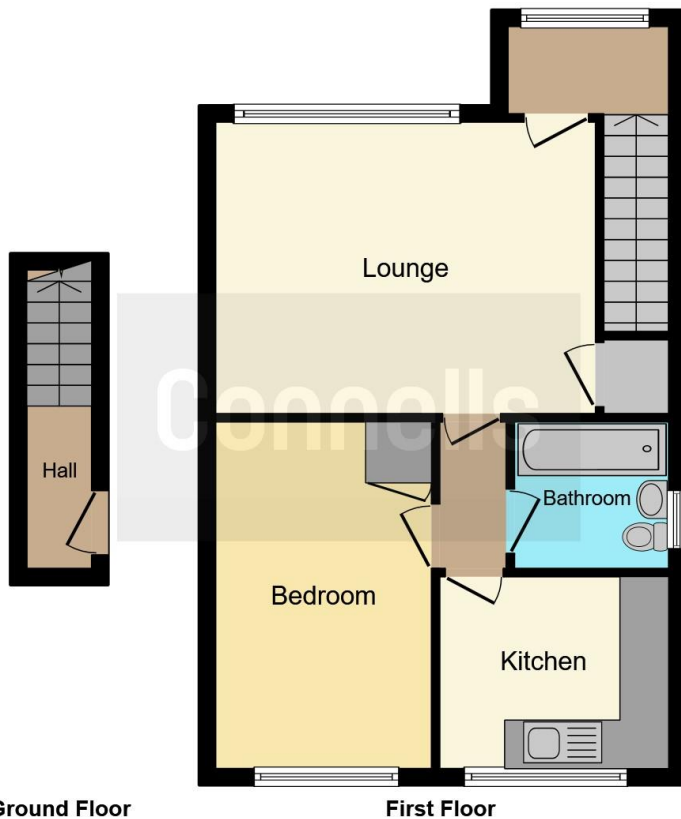
Garage

An end garage in a block of 4 with metal up and over door and parking to the front.

Outside Area/ Drying Area

There is an area to the rear that is laid to concrete and not enclosed could be used as drying





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: F

view this property online connells.co.uk/Property/BLG102997

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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