



Connells

Roman Way  
Hanham Bristol



# Roman Way Hanham Bristol BS15 3FH

for sale  
**£500,000**



## Property Description

This contemporary development is set off Whittucks Road in Hanham. Great setting for access to the buzzing High Street and access to the countryside for walks. A 2015 development which is hugely popular. There are areas of allotments and greenhouses for homeowners to cultivate. A beautifully presented town house comprising to the ground floor modern-style open-plan living, dining and kitchen as well as utility which contains a downstairs toilet and sink. To the first floor there are two double bedrooms, one bedroom with balcony access that could be used as another reception room and family bathroom. To the second floor is a further two double bedrooms which en-suite to the master bedroom. The property enjoys views of the rolling fields and greenery of Hanham Hills to the front and has a well maintained good size rear garden with side access. Also benefits from a driveway to the side of the property, Solar Panels, rainwater collection as well as other eco-friendly and sustainable features that come with the eco-village. VIEWING IS HIGHLY RECOMMENDED!

## Entrance Porch

Double glazed door to front, newly fitted under stairs storage system, wooden effect flooring

## Open Plan Kitchen/family Room

29' msx x 10' 2" ( 8.84m msx x 3.10m )  
Double glazed window to front and rear, with Double glazed french doors to rear garden, wood effect flooring, two radiators, wall and base units, stainless steel sink, space for dishwasher and fridge freezer.

## Utility

W/C, Sink washing machine and tumble dryer

## Landing

Storage cupboard

## Bedroom One

14' x 10' 7" ( 4.27m x 3.23m )  
Double glazed window to rear, carpet, radiator

## En-Suite

Walk in shower, low level W/C, hand basin

## Bedroom Two

17' 6" x 10' 7" ( 5.33m x 3.23m )  
Double glazed window to side, carpet flooring, radiator, Door to balcony which has balustrade and wooden flooring

## Bedroom Three

13' 5" x 10' ( 4.09m x 3.05m )  
Double glazed window to front, wooden style flooring, radiator

## Bedroom Four

10' 9" x 10' 7" ( 3.28m x 3.23m )  
Double glazed window to rear, carpet, radiator

## Bathroom

Double glazed window to rear, tiled splashback, low level W/C, bath with hand held shower

## Lean To

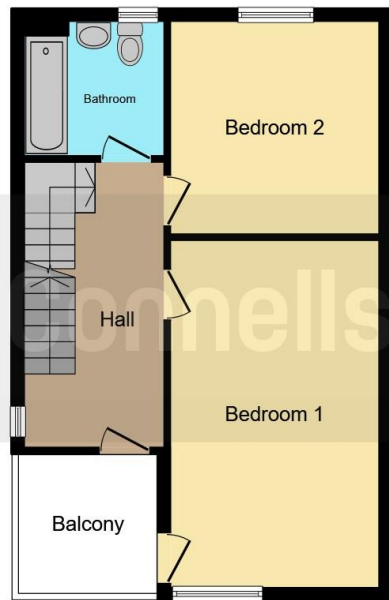
Lean to on the side of the driveway which can store bikes and other garden items



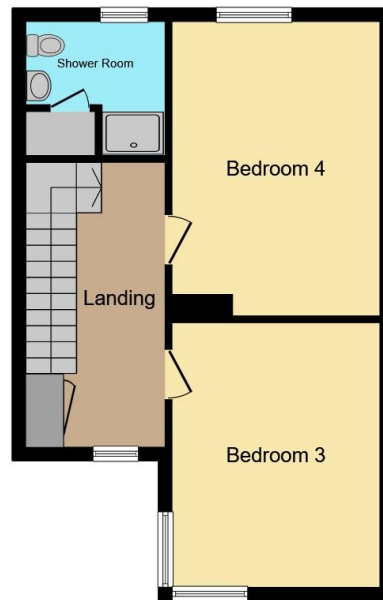




**Ground Floor**



**First Floor**



**Second Floor**

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: B**

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Tenure: Freehold



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