



Connells

Riverside Way
Hanham Bristol



Property Description

A beautifully presented extended semi detached house in a popular location. This property offers entrance hall, good size lounge, generous sized kitchen/dining room, Utility room and downstairs cloakroom/WC. To the first floor there are three good size bedrooms plus a fourth bedroom currently used as a study and family bathroom. To the front is a driveway leading to an integral garage. To the rear is a good size mature garden with brick built out building that has light and power that could potentially be converted into an office space or gym. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front, stairs leading to the first floor, radiator

Lounge

14' 6" x 13' 2" max (4.42m x 4.01m max)
Double glazed window to the front, wooden flooring, feature fireplace, radiator

Kitchen/ Dining Room

16' 1" x 10' 6" (4.90m x 3.20m)
Double glazed patio doors to the rear garden, double glazed window to the rear, a range of fitted wall and base units with wooden worktops and matching low level splashbacks. ceramic sink unit with mixer tap, space for electric cooker with glass splashback and cooker hood over, integrated fridge, walk in larder, radiator.

Utility Room

Double glazed door to the rear garden, double glazed window to the rear, wall mounted gas boiler, space for washing machine, space for fridge/freezer, down lighters, radiator, courtesy door to the garage.

Cloakroom/ Wc

Double glazed frosted window to the rear, low level WC, wash hand basin, low level WC, tiled splashbacks

First Floor Landing

Double glazed window to the side and recess with space for a desk, loft access, airing cupboard with storage space.

Bedroom One

16' 7" max x 13' 1" max (5.05m max x 3.99m max)

Two double glazed windows to the front, laminate wood effect flooring, 2 x radiators, vanity sink unit

Bedroom Two

11' 2" x 7' 4" (3.40m x 2.24m)

Double glazed window to the front, radiator, laminate wood effect flooring.

Bedroom Three

12' 6" x 8' 3" (3.81m x 2.51m)

Double glazed window to the front, radiator, laminate wood effect flooring.

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m)

Double glazed window to the rear, laminate wood effect flooring, radiator

Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mains shower over with waterfall shower and shower attachment, pedestal hand basin, low level WC. radiator, tiled walls.

Front Garden

Open plan with driveway for 2-3 vehicles

Rear Garden

Enclosed by fencing with lawn, decorative gravel, wooden shed, Arbor and out building.

Out Building

16' 11" x 8' 6" (5.16m x 2.59m)

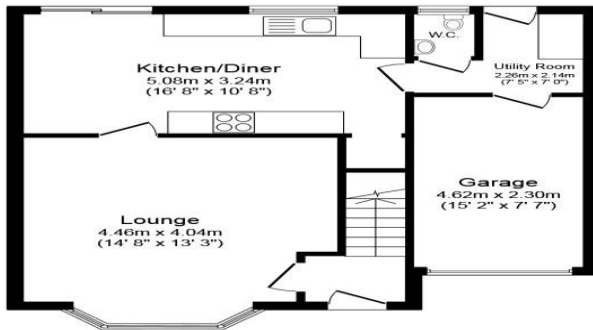
Formally the original garage that has light and power,

Garage

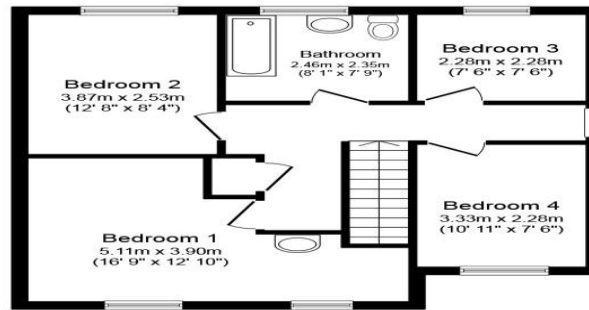
15' 2" x 7' 4" (4.62m x 2.24m)

Integral with electric door, light and power.





Ground Floor



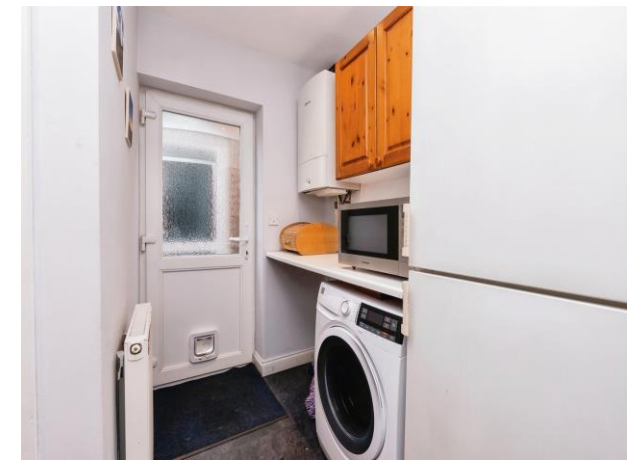
First Floor



Workshop

Total floor area 125.2 sq.m. (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Tenure: Freehold



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