



Connells

Rowan Way
Hanham Bristol



Property Description

A very well presented extended terraced house in a popular location. This property offers entrance hall, good size lounge, dining room, kitchen, study/sitting room. To the first floor there are three double bedrooms and family bathroom. To the front is a driveway for 2 vehicles. To the rear is a good size mature garden. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed door to the front, stairs to the first floor.

Lounge

17' 4" x 9' 9" (5.28m x 2.97m)
Double glazed internal window to the conservatory, archway through to the dining room, electric flame effect fire and surround.

Dining Room

13' 8" x 9' 10" (4.17m x 3.00m)
Double glazed french door to the rear garden, radiator, down lighters.

Kitchen

11' 3" x 7' 1" (3.43m x 2.16m)
Double glazed window to the front, a range of fitted wall and base units, rolled edge worktops, tiled splashbacks, built in eye level oven, 4 ring gas hob, extractor fan, space for dishwasher, space for fridge, one and a half bow sink unit with mixer tap, down lighters, tiled flooring.

Study/sitting Room

16' x 7' 1" (4.88m x 2.16m)
(Please note that there are no building regulations for the conversion this one done by the previous owner) Double glazed window to the front, a range of fitted cupboards and base units, space for tumble dryer, space for washing machine, radiator.

First Floor Landing

Loft access with loft ladder

Bedroom One

13' x 8' 2" (3.96m x 2.49m)
Double glazed window to the rear, radiator

Bedroom Two

10' 2" x 9' (3.10m x 2.74m)
Double glazed window to the rear, radiator

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)
Double glazed window to the front, radiator, wardrobe recess

Bathroom

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

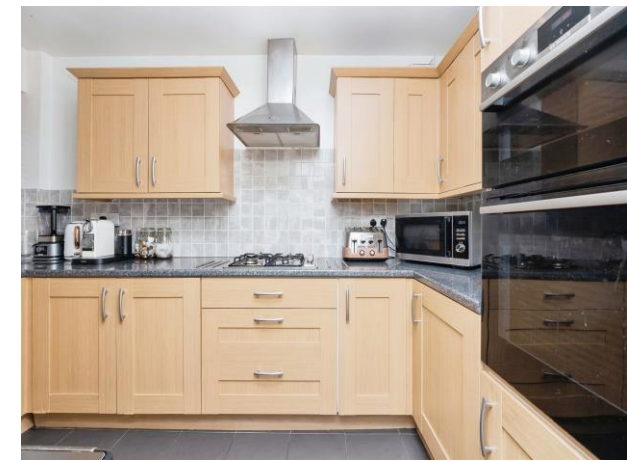
Front Garden

Open plan with driveway for 2 vehicles.

Rear Garden

A good size enclosed rear garden with paved patio, lawn, borders hosting plants and shrubs, summer house, rear access.





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). Powered by www.focalagent.com

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EPC Rating: Awaiting

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Tenure: Freehold



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