



Connells

Common Road
Hanham BRISTOL



Property Description

A 1930's style, very well presented and deceptively spacious detached bungalow overlooking the common. This property offers flexible accommodation and comprises entrance porch, good size entrance hall with space for a desk, spacious lounge, kitchen/breakfast room, three double bedrooms, bedroom four/dining room and bathroom. To the first floor is an attic room with en-suite. To the front is a driveway leading to an attached garage. To the rear is a well presented, good size mature garden. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Porch

Double glazed double doors to the front, double glazed window to the side.

Entrance Hall

Wood and glazed panel door to the porch, stain glass windows to the front, radiator, laminate wood effect flooring

Lounge

21' 4" x 11' 6" (6.50m x 3.51m)
Double glazed patio doors to the rear garden, double glazed window to the side, electric fire with surround, radiator, laminate wood effect flooring

Kitchen/ Breakfast Room

21' 9" x 9' 4" (6.63m x 2.84m)
Double glazed window to the rear, double glazed window to the side, double glazed door to the rear garden, a range of fitted wall and base units, work tops, tiled splash backs, one and a half bowl sink unit with mixer tap, under counter electric oven, gas hob, cooker hood, space for fridge/freezer, space for fridge, utility cupboard with space for washing machine and space for tumble dryer, breakfast bar, 2 x radiators, internal window to the entrance hall.

Bedroom One

13' 4" x 11' 4" from front of wardrobes (4.06m x 3.45m from front of wardrobes)
Double glazed bay window to the front, fitted wardrobes, radiator.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)
Double glazed window to the side, radiator, laminate wood effect flooring

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m)
Double glazed window to the side, laminate wood effect flooring, radiator

Bedroom Four/ Dining Room

9' 4" x 6' 4" (2.84m x 1.93m)
Double glazed window to the rear, radiator

Bathroom

velux style window three piece suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin low level WC, tile splashbacks, tiled flooring, down lighter, radiator.

Inner Lobby

velux style window, stairs to the first floor with storage cupboard under

Attic Room

16' 6" x 11' 5" part restricted head height (5.03m x 3.48m part restricted head height)
Velux style window to the side, radiator, access to eaves for storage, walk in wardrobe with lighting, hanging rails and shelving

En-Suite

2 x velux style windows, enclosed

shower cubicle, pedestal hand basin, low level WC, attic space.

Front Garden

Enclosed with brick paved driveway leading to an attached garage.

Rear Garden

A lovely mature good size garden with lawn, paved patio, mature trees, plants and shrubs, wooden shed, water tap, lighting

Garage

16' 7" x 11' 5" (5.05m x 3.48m)

Attached with metal up and over door, light and power, wall mounted gas boiler





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

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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