



Connells

Vicarage Road
Hanham Bristol



Property Description

A beautifully presented semi detached house is a great location near to the nature reserve and Vicarage Road playing fields. This property has been much improved by the current owner and offers entrance porch, good size lounge, and modern style fitted kitchen/dining room. to the first floor are three bedrooms and a modern style bathroom. The property has a driveway for several vehicles, a good size garden and garage. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Double glazed window to the front, double glazed door to the front and door to the lounge.

Lounge

15' 10" x 14' 4" max (4.83m x 4.37m max)
Double glazed window to the front, stairs to the first floor with storage under, radiator.

Kitchen/ Dining Room

11' 3" x 8' 2" (3.43m x 2.49m)
Double glazed window to the rear, a range of modern style fitted wall and base units, work tops, tiled splashbacks, under counter electric oven, induction hob with cooker hood over, integrated dishwasher, space for washing machine, space for fridge/freezer, composite sink unit with mixer tap, double glazed patio doors to rear garden, radiator.

First Floor Landing

Loft access

Bedroom One

11' 3" x 8' 2" (3.43m x 2.49m)
Double glazed feature box bay window to the front, radiator

Bedroom Two

11' 2" x 8' 1" (3.40m x 2.46m)
Double glazed window to the rear, radiator

Bedroom Three

6' 6" x 6' 8" (1.98m x 2.03m)
Double glazed window to the rear, radiator.

Bathroom

Double glazed frosted window to the front, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, low level WC, tiled splashbacks, tiled splashbacks, radiator.

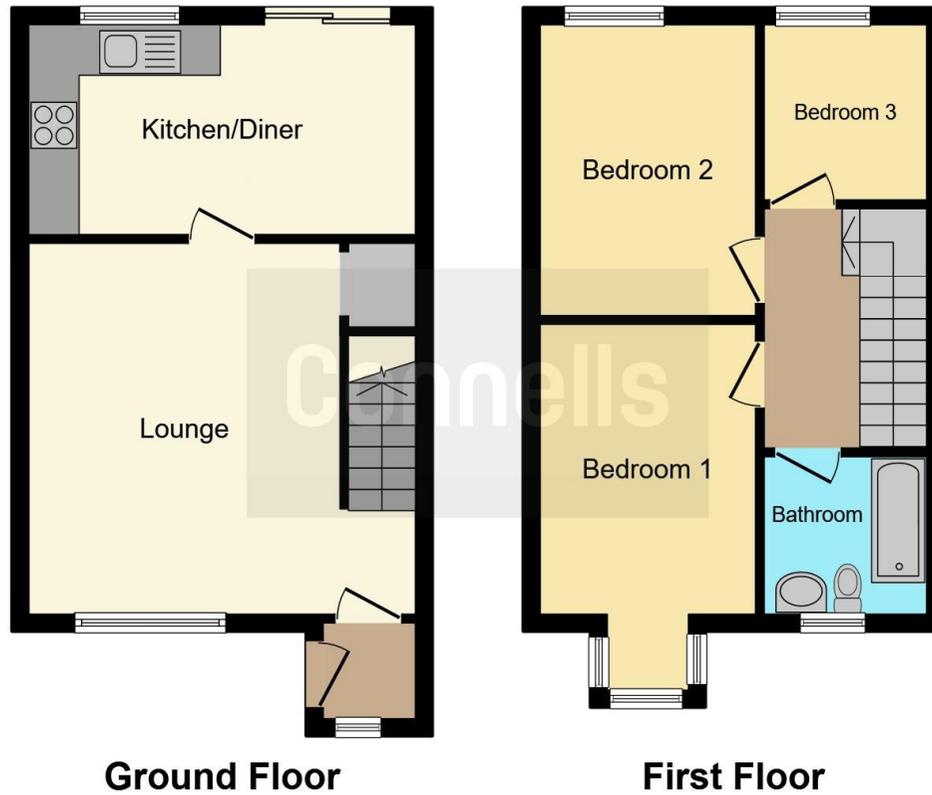
Front Garden

Enclosed garden that is laid to gravel providing off street parking.

Rear Garden

Enclosed by fencing, lawned with decked area, decorative gravel borders hosting plants and shrubs, side access.





Ground Floor

First Floor

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: D

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Tenure: Freehold



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