



**Connells**

Grange Avenue  
Hanham Bristol





### Property Description

A 1930's style terrace house in need of updating. This property comprises of a lounge, dining room and kitchen/breakfast room. To the first floor, there are three bedrooms and a bathroom. To the rear of the property, there's a good sized garden with a detached garage and rear access. This property is offered chain Free.

### Entrance Porch

Double glazed door to front, tiled floor

### Hallway

Double glazed frosted window to the front, wooden single glazed panel door to lounge, stairs to first floor

### Lounge

11' 5" max x 12' 7" into bay ( 3.48m max x 3.84m into bay )

Double glazed bay window to front, radiator no working boiler, internal window to entrance hall

### Dining Room

11' max x 11' 5" max ( 3.35m max x 3.48m max )

Double glazed window to rear, radiator boiler not working

### Kitchen/breakfast Room

6' 2" max x 16' 7" max ( 1.88m max x 5.05m max )

Secondary glazed windows to rear and side, Double glazed door to rear, wall and base units with space for cooker, washing machine and fridge freezer, Stainless steel single drawer sink unit, tiled splashback, radiator no working boiler. Part single skin wall in kitchen.

### Landing

Loft access

### Bedroom One

11' x 11' 2" ( 3.35m x 3.40m )

Double glazed window to front, radiator no working boiler

### Bedroom Two

9' 8" max x 11' 6" ( 2.95m max x 3.51m )

Double glazed window to rear, cupboard housing hot water tank, build in cupboard, radiator boiler not working

### Bedroom Three

6' x 6' 9" ( 1.83m x 2.06m )

Double glazed window to front

### Bathroom

Double glazed frosted window to rear, radiator boiler not working, tiled splashback, metal panel bath with electric shower over, pedestal hand basin, low level WC

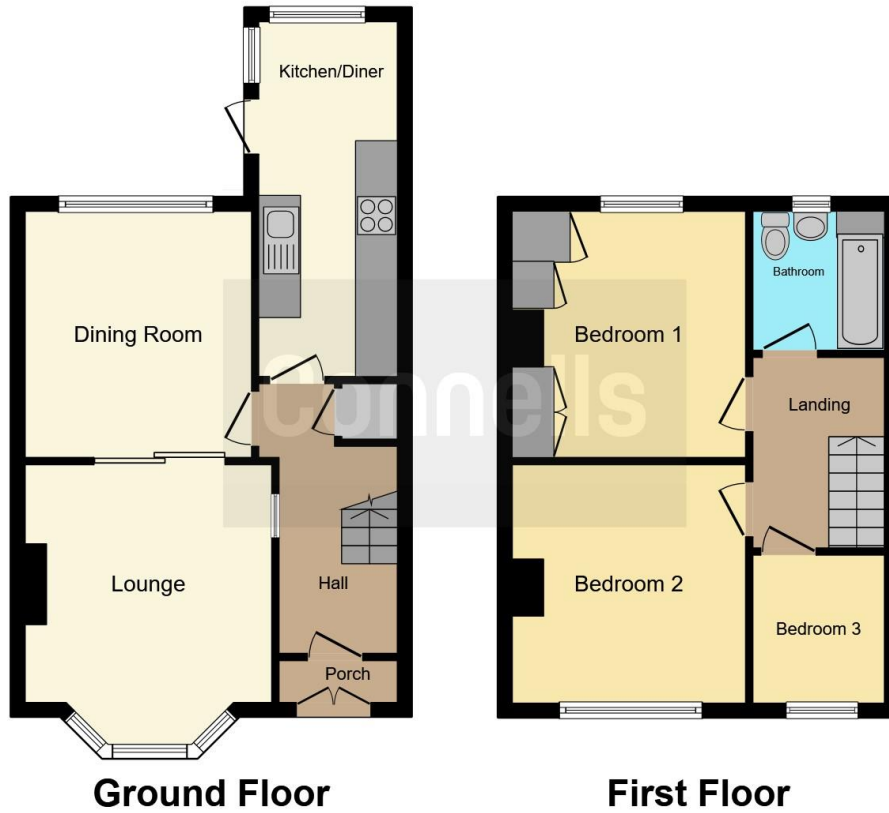
### Front Garden

Enclosed by wall, lawn area and path to front door

### Rear Garden

Enclosed in need of cultivation, detached garage believed to contain asbestos, rear lane access





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: E**

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Tenure: Freehold



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