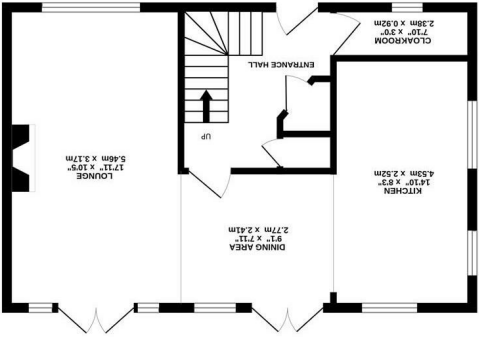
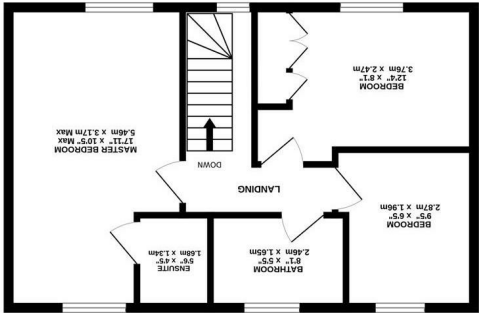




FLOOR PLAN

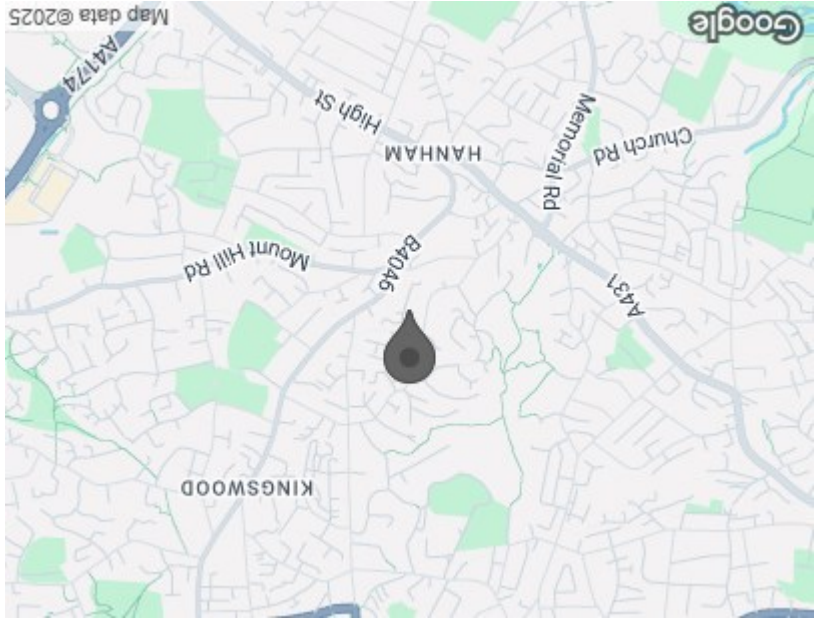


GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

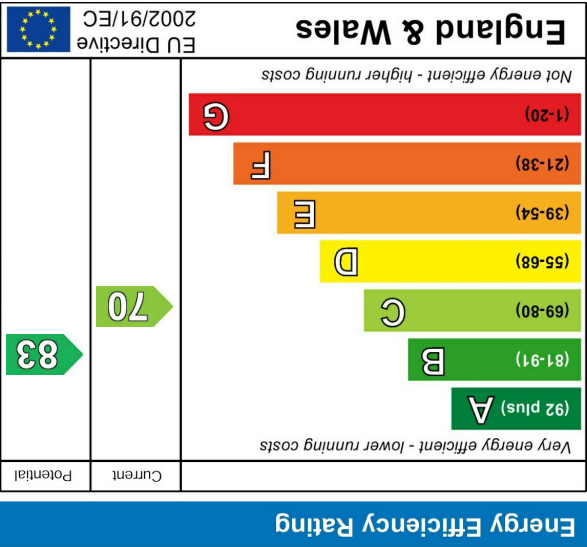


1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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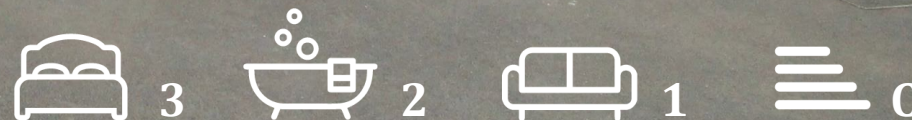
AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FOOTSHILL CLOSE
HANHAM, BRISTOL, BS15 8HG
ASKING PRICE £425,000





Ground Floor

Entrance Hall

Cloakroom

7'9" x 3'0"

Kitchen

14'10" x 8'3"

Dining Area

9'1" x 7'10"

Lounge

17'10" x 10'4"

First Floor

Landing

Bedroom One

17'10" x 10'4" max

Ensuite Shower Room

5'6" x 4'4"

Bedroom Two

12'4" x 8'1"

Bedroom Three

9'4" x 6'5"

Family Bathroom

8'0" x 5'4"

Outside

Rear Garden

Garage

Off Street Parking x 2 Vehicles



Offered for sale with NO ONWARD CHAIN we are delighted to bring to market a well presented detached residence in the popular suburb of Hanham.

Purchased by our sellers as a four bedroom house, the first floor has been redesigned to offer an impressive master bedroom with three piece ensuite shower room. The first floor retains two further double bedrooms both benefitting fitted wardrobes and a modern three piece family bathroom.

On the ground floor an entrance hallway with two convenient storage cupboards gives access to the light and airy open plan lounge/dining room/kitchen which benefits windows to all elevations and two uPVC double glazed French doors give access to the garden. Following sleek linear lines the well planned kitchen utilises all available space and boasts a range of wall and base units finished with high gloss doors and brushed steel handles create a striking contemporary finish. Integrated appliances include an eye level double oven, electric hob, extractor, washing machine, dishwasher, and under counter fridge and freezer.

Flowing sinuously the dining and living areas extend across the rear of the property with the sitting room offering a bay window to the front elevation and imitation chimney housing an electric wood burning fire. Completing the accommodation on this floor is a two piece cloakroom.

The current owners have created a wonderful low maintenance rear garden which is fully enclosed offering security for those with young children. Laid predominantly to paving with shrub borders, there is also a canopied seating area perfect for summer barbeques to be enjoyed with friends and family.

The front of the property offers off road parking for two vehicles and a single garage.

Located in a quiet cul-de-sac location, the property is in the catchment area for well-regarded schools including Beacon Rise Primary School; the high streets of Hanham and Kingswood are easily accessible offering a range of local shops, cafes and eateries.

