

Castle Farm Road, Hanham, Bristol, BS15 3NJ
£445,000



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Council Tax Band: C

Nestled in the charming area of Hanham, Castle Farm Road presents a delightful opportunity to acquire a lovely home. This property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The two well-proportioned bedrooms offer a comfortable haven for rest, while the bathroom is conveniently located to serve the needs of the household.

The house is situated in a desirable location, surrounded by the picturesque scenery that Hanham is known for. There are many walks literally on your door step. Residents can enjoy the tranquillity of the area while still being within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

With its charming features and potential for personalisation, this property is a wonderful canvas for those looking to create their dream home. Whether you envision a modern update or prefer to maintain its classic character, the possibilities are endless.

Do not miss the chance to view this delightful house on Castle Farm Road, where comfort and convenience await.

Hall

16'4" x 3'0" (4.99 x 0.93)

uPVC double glazed front door. Period arch feature. uPVC double glazed windows. Double Radiator.

Lounge

14'2" x 10'10" (4.32 x 3.31)

uPVC double glazed French doors leading to garden. Feature fire place. Period coving. Radiator.

Dining Room

17'8" x 9'10" (5.39 x 3.01)

uPVC double glazed window. Feature fireplace. Storage cupboard. Radiator.

Kitchen

13'6" x 8'11" (4.13 x 2.72)

Wall and floor mounted storage units. Stainless steel sink and drainer. Electric oven and hob. Cooker hood. Integrated washing machine. Integrated tumble dryer. Radiator. uPVC double glazed rear door. uPVC double glazed windows. Oil boiler.

Bathroom

13'6" x 5'6" (4.12 x 1.69)

Frosted uPVC double glazed windows. Corner bath. Low level WC. Basin on pedestal. Shower cubicle. Radiator. Tile walls. Extractor fan.

Bedroom 1

17'9" x 10'8" (5.43 x 3.27)

To the front of the property. uPVC double glazed windows. Radiator. Fitted wardrobes

Bedroom 2

11'4" x 8'9" (3.47 x 2.69)

uPVC double glazed windows. Double Wardrobe.

Cloakroom

5'11" x 3'3" (1.81 x 1.01)

Low level WC. Basin on pedestal. Wood paneling.

Extractor fan. Frosted uPVC double glazed window.

Landing

Fitted units for potential use as a work station.

Loft Room 1

13'5" x 9'10" (4.11 x 3.02)

uPVC double glazed windows. Radiator. Fitted wardrobes.

Loft Room 2

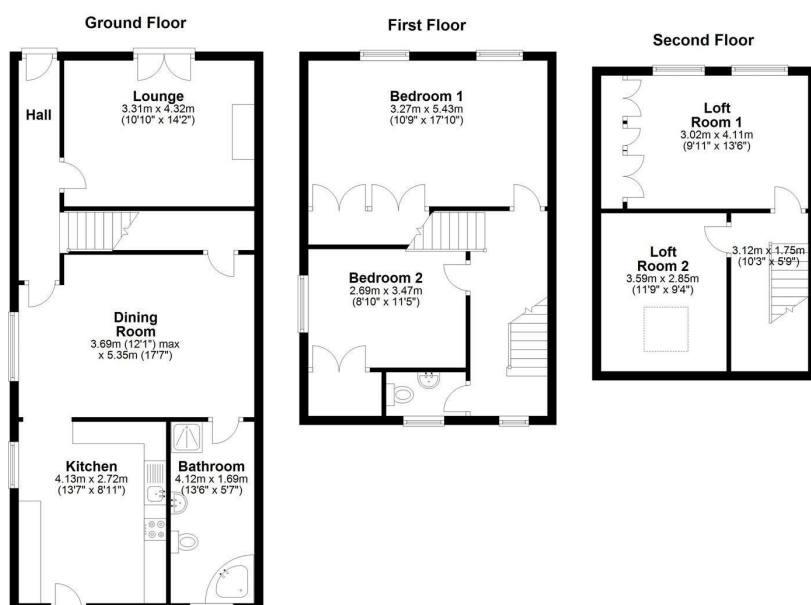
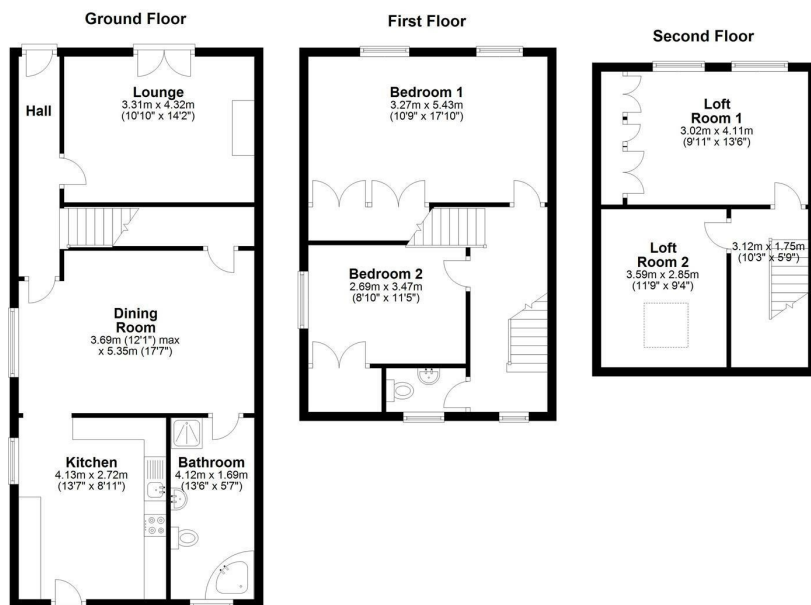
11'9" x 9'4" (3.59 x 2.85)

Velux window. Radiator. Fitted drawer units.









| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |