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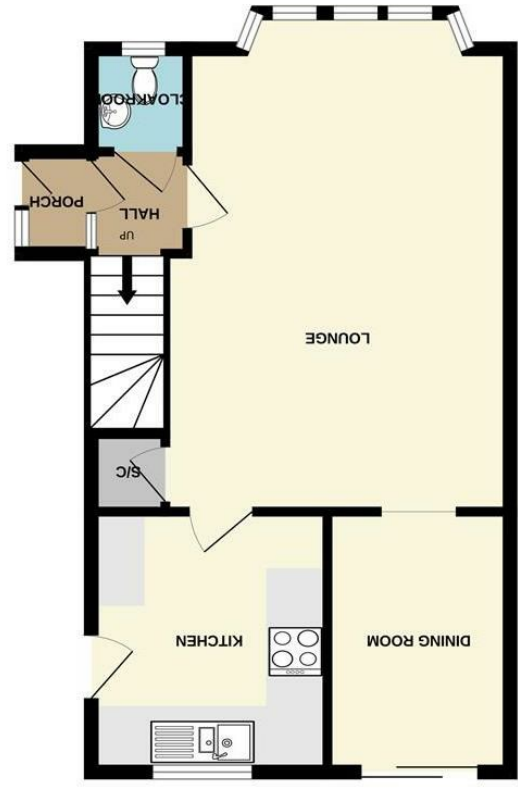
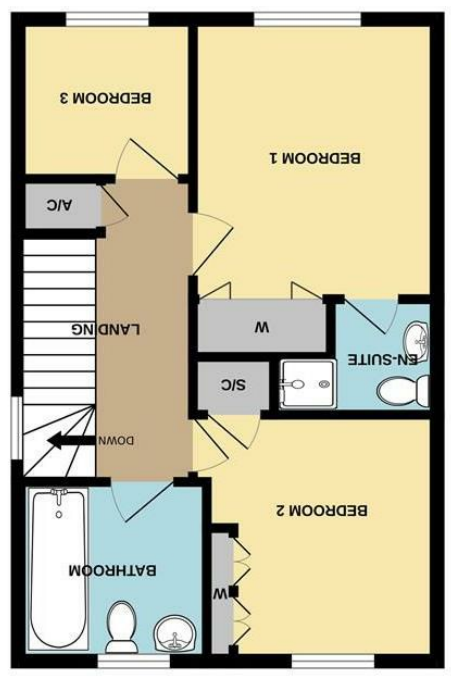
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Get in touch to arrange a viewing!

Like what you see?



32 Cover Road, Hanham, Bristol, BS15 3JZ
Offers In Excess Of £400,000





Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Located in the ever popular area of Hanham you will find this superb three bedroom detached home. Sure to attract interest! Cover Road offers easy access to schools, amenities and offers great road links to the ring road. The property is well presented but offers any potential buyer the opportunity to really make their mark! The property fronts on to a green area and offers far reaching views! The accommodation comprises: entrance porch, entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. On the first floor you will find three good size bedrooms, bedroom one boasting an en-suite and main bathroom. Externally you find a front and rear garden, garage and driveway parking. Sure to be popular, call today!



Entrance Porch

2'9" x 4'1" (0.84m x 1.24m)
Double glazed door and window to side.

Entrance Hall

5'5" to bottom of stairs x 4'10" (1.65m to bottom of stairs x 1.47m)
Door and window to porch, radiator, ceiling coving, stairs to first floor landing.

Cloakroom

4'1" x 3'10" (1.24m x 1.17m)
Double glazed window to front, W.C, wash hand basin, tiled splashbacks, radiator

Lounge

18'5" max x 12'11" n/t 11'4" (5.61m max x 3.94m n/t 3.45m)
Double glazed bay window to front, two radiators, gas fire with surround, ceiling coving, under stairs storage cupboard with fuse board.

Dining Room

10'5" max x 7'3" (3.18m max x 2.21m)
Double glazed patio doors to rear, radiator, ceiling coving.

Kitchen

9'7" x 8'8" (2.92m x 2.64m)
Double glazed window to rear, double glazed door to side, wall and base units, 1 1/2 bowl sink with drainer, worktops, electric oven and hob, cooker hood, wall mounted gas boiler, tiled splashbacks, tiled floor, space for fridge/freezer, space for washing machine, space for dishwasher.

First Floor Landing

11'4" x 6'3" (3.45m x 1.91m)
Double glazed window to side, radiator, loft access, airing cupboard with hot water tank and shelves.

Bathroom

6'6" x 6'11" (1.98m x 2.11m)
Double glazed window to rear, WC, wash hand basin, enclosed bath with shower head off taps, part tiled walls, extractor fan, radiator.

Bedroom One

11'2" to wardrobe doors x 9'0" (3.40m to wardrobe doors x 2.74m)
Double glazed windows to front, radiator, built in wardrobe with bi fold doors, door to en-suite.

En-Suite

4'6" x 6'6" into cubicle (1.37m x 1.98m into cubicle)
W.C, wash hand basin, shower cubicle, part tiled walls, extractor fan, radiator.

Bedroom Two

9'10" x 9'10" max (3.00m x 3.00m max)
Double glazed window to rear, radiator, fitted wardrobes with shelving, storage cupboard with shelving and hanging rail.

Bedroom Three

7'11" x 6'4" (2.41m x 1.93m)
Double glazed window to front, radiator.

Front and Side Garden

Hedge and shrubs, lawn area, pathway to front door, gated side access.

Rear Garden

Enclosed, canopy over side door, patio area, lawn area, area laid to gravel, mature shrubs and plants, outside tap, side gate, bench, swing bench.

Garage

17'8" x 9'0" (5.38m x 2.74m)
Up and over door to front, door to side, power and light, loft storage with light.

Driveway

Tandem parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

