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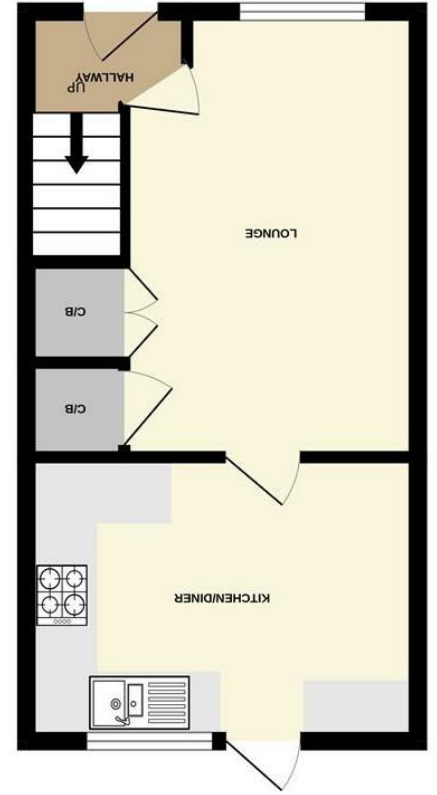
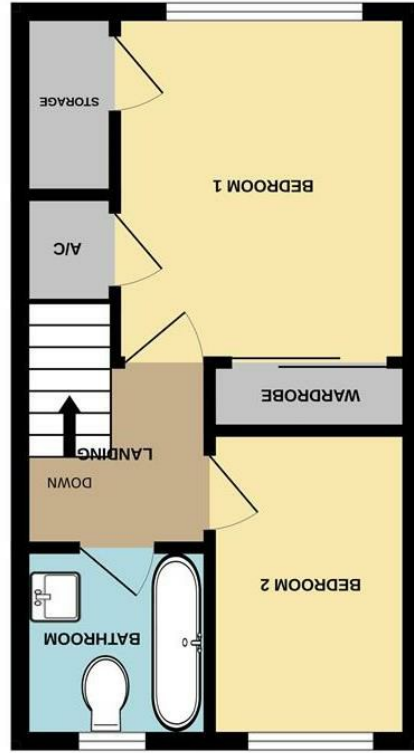
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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8 Harolds Way, Hanham, Bristol, BS15 8HW
Offers In Excess Of £280,000



Council Tax Band: B | Property Tenure: Freehold

THIS ABSOLUTELY GORGEOUS HOME WILL BLOW YOUR SOCKS OFF! Located towards the end of a leafy cul-de-sac in Hanham overlooking Magpie Bottom Nature Reserve (which in turn leads to Avon Valley and beautiful river sidewalks) you could be mistaken for feeling as though you lived in the country, but the property is only a stone's throw from Hanham High Street with all its shop's cafes, pubs, and restaurants. From here there are great bus links to both Bristol and Bath, as well as easy access to the A4174 Ring Road leading to Bath, Bristol, and the M4/M5 Motorway Networks. But it's not just the location that will have you smiling from ear to ear, because this mid-terrace home is stunning and has everything you could ask for. There's a canopy porch with built in storage cupboard to keep all your recycling out of site, an entrance hall with stairs to the enlarged landing, with 2 bedrooms and a jaw dropping bathroom. Downstairs the lounge looks out to the front while the kitchen/diner leads to the landscaped tiered rear garden, with feature lighting, BBQ/Seating area, and benefits from private gated pedestrian rear access. To the side of the property, you'll find the generous single garage with light, power, and electric roller door, as well as driveway parking for 2 vehicles. There are so many little features throughout the property that make this home a cut above the rest, its sure to prove popular, so book your viewing today!



Porch
Canopy porch, storage cupboard with wooden door and outside tap.

Hallway
4'8" x 4'5" max (1.44 x 1.36 max)
Double glazed composite door with obscure glass panels, radiator, spotlights, alarm panel, fuse board, stairs to first floor landing.

Lounge
13'5" x 9'4" max (4.1 x 2.87 max)
Double glazed lattice window to front, radiator, low level cupboard housing T.V equipment, under stairs storage cupboard with light and power.

Kitchen/Diner
8'6" x 12'6" (2.60 x 3.83)
Double glazed window to rear, double glazed panel door to rear with cat flap, range of wall and base units with solid wood worktops over, tiling to walls, under cabinet lighting, corner unit with pull out carousel, 1 1/2 bowl sink and drainer with mixer tap over, double oven/grill, inset induction hob above with cooker hood over, wine rack, integrated washer/dryer, space for tall fridge freezer.

First Floor Landing
6'1" x 6'3" (1.87 x 1.93)
Radiator, spotlights, loft hatch to boarded loft with drop down ladder and light.

Bedroom One
9'11" x 9'4" (3.04 x 2.86)
Double glazed lattice window to front, radiator, wall recess for TV, recessed wardrobe with sliding doors, recessed cupboard with light housing data cabinet and patch panel, further recessed cupboard over stairs housing gas combi boiler.

Bedroom Two
6'1" x 10'3" (1.87 x 3.13)
Double glazed window to rear, radiator, built in desk with storage cupboards above.

Bathroom
6'1" x 5'6" (1.87 x 1.69)
Double glazed obscure window to rear, spotlights, extractor fan, tiling to walls, built in cupboard, heated towel rail, bath with central mixer tap built into the wall, shower over with rainfall shower head and hand held shower, square edged wash hand basin inset into vanity unit with soft close drawers, W.C, demisting bathroom cabinet with Bluetooth speaker and light.

Front Garden
Mainly laid to lawn with paved stepped path to front door, flower bed borders and shrubs.

Rear Garden
Tiered garden enclosed by fencing, 1st tier has a patio area with light, shed, outside tap, and electric socket, decked steps lead to the 2nd tier with decked seating area enclosed by metal railings, inset lighting, further electric socket, seat built into wall, steps to the 3rd tier which is mainly laid to lawn with recessed pond, flower bed borders and shrubs, slate path to further steps leading to rear pedestrian access gate.

Garage
8'6" x 16'10" (2.61 x 5.14)
Electric roller door, light and power, shelving to rear, storage into the eaves with drop down ladder.

Driveway Parking
Driveway parking for 2 vehicles in front of garage, gated access to shared path leading to rear garden.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (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 | |

