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Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Located in the ever popular area of Hanham in Bristol you will find this superb home offering spacious accommodation over three floors! Situated on a corner plot the property boasts a front, side and rear garden, perfect for enjoying the outdoors! Location is ideal as Hanham High Street is within walking distance as well as bus stops, school and good road links to the city! Well presented throughout, this home must be viewed! The accommodation comprises: entrance hall, cloakroom, lounge, kitchen and dining area to the ground floor. The first floor offers bedroom one, bedroom three and the main bathroom. The second floor boasts bedroom two with skylight windows. Externally you will find the lovely gardens and parking. Don't miss out!!



Entrance Hall

8'8" x 3'4" (2.64m x 1.02m)
Double glazed door to front, fuse board, radiator, double glazed window to side, stairs to first floor landing.

Cloakroom

4'8" x 2'10" (1.42m x 0.86m)
Double glazed window to front, fuse board, radiator, WC, wash hand basin with vanity, part tiled walls.

Lounge

19'6" n/t 14'5" x 12'10" n/t 5'10" (5.94m n/t 4.39m x 3.91m n/t 1.78m)
Double glazed windows to front and side, radiator.

Kitchen

7'11" x 12'10" (2.41m x 3.91m)
Double glazed window to rear, wall unit housing gas combi boiler, open to dining area, wall and base units, worktops, tiled splashbacks, sink and drainer, extractor fan, electric hob, double oven, breakfast bar, integral fridge/freezer, space for washing machine, integral dishwasher.

Dining Area

9'8" x 7'8" (2.95m x 2.34m)
Double glazed door to side, double glazed windows to rear and side, tiled flooring, electric heater.

First Floor Landing

12'2" x 5'8" (3.71m x 1.73m)
Double glazed window to side, radiator, storage cupboard, stairs to second floor landing.

Bedroom One

11'11" max x 12'10" max (3.63m max x 3.91m max)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

10'11" max x 6'10" n/t 4'8" (3.33m max x 2.08m n/t 1.42m)
Double glazed window to front, radiator.

Bathroom

6'7" x 5'11" (2.01m x 1.80m)
Double glazed window to front, WC, wash hand basin with vanity, enclosed bath with shower over, shower screen, feature radiator, shaver point, part tiled walls.

Second Floor Landing

3'0" x 2'9" (0.91m x 0.84m)
Door to bedroom two.

Bedroom Two

13'10" x 12'11" n/t 9'10" (4.22m x 3.94m n/t 3.00m)
Two skylight windows to rear, radiator, built in wardrobe, access to eaves storage.

Front Garden

Steps down to gated access, pathway to front door and side gate, mature shrubs.

Rear Garden

Enclosed rear garden, steps down from dining area, outside tap, side and rear gate, area to side laid to astro turf, lawn area and mature shrubs, tree, two sheds.

Parking

Driveway parking located opposite the rear of the property. Tree and lawn.

