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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: D | Property Tenure:

SUBSTANTIAL 3 DOUBLE BEDROOM, PERIOD PROPERTY ON THE HANHAM/LONGWELL GREEN BORDERS! Set within a spacious plot this beautiful 3 double bedroom home is something rather special. Boasting tall ceilings larger room dimensions and period features the accommodation on offer includes; an enclosed entrance lobby with flag stone floor (perfect for storing bikes or pushchairs)with access to the rear garden, impressive entrance hall, lounge with bay window and feature fireplace, dining room with a further feature fireplace, modern fitted kitchen with integrated dishwasher, utility room with washing machine and tumble dryer, sun room with French doors to the rear garden, sizeable landing space with feature stained glass window, 3 spacious double rooms and a 4 piece bathroom suite with separate walk in shower. Gas centrally heated and double glazed with a mature rear garden (complete with outside loo!) plus gated driveway and car port offering ample parking. This property must be viewed to fully appreciate all it has to offer. The property is perfectly situated as well, providing access to Hanham High Street, Gallagher Retail Park, Aspects Leisure Park, Avon Valley, local amenities and offers excellent transport links whether travelling by car, bus, bike or on foot! Offered unfurnished and available 6th June! Not suitable for smokers, sharers or pets.
Council Tax Band: D
Holding Deposit 1 week : £392.31
Dilapidations Deposit 5 weeks : £1,961.00
Variation of Contract fee : £50

AWARD WINNING LETTINGS AGENT.



Lobby
6'11" x 26'1" (into door recess) (2.113 x 7.962 (into door recess))
Covered secure lobby area to side of property with stone floor, light and gate to rear garden.

Entrance hall
14' x 6'04 (4.27m x 1.93m)
Under stairs storage cupboard

Lounge
13'8" x 15'6" (into bay) (4.187 x 4.73 (into bay))
Bay window and feature fireplace (not in use)

Dining room
12'6" x 12'5" (3.832 x 3.802)
Feature fireplace (not in use)

Kitchen
14'4" x 7'6" (4.379 x 2.287)
Integrated dish washer, single electric oven, electric induction hob, cooker hood

Utility room
4'2" x 7'6" (1.285 x 2.301)
Washing machine and tumble dryer

Sun room
4'11" x 8'1" (1.501 x 2.466)
French doors to the garden

Landing
13'8" n/t 5'6" x 19'2" n/t 2'3" (4.185 n/t 1.693 x 5.846 n/t 0.705)
Feature stain glass window

Master bedroom
12'8" x 13'9" (max) (3.880 x 4.199 (max))
Built in cupboard

Bedroom 2
12'8" x 10'6" (max) (3.875 x 3.224 (max))
Built in cupboard

Bedroom 3
19'1" x 7'6" (5.828 x 2.304)
Dual aspect windows

Bathroom
9'6" x 6'3" (2.903 x 1.924)
Step down to bathroom with new white suite comprising: WC, bath, pedestal sink and separate walk in shower cubicle with an electric shower.

Front Garden
Enclosed by boundary walls, mainly laid to shrubs

Rear Garden
Hard standing area to sides of property, shed, outside WC (uses rain water not connected to mains water), lawned area with flower bed borders. (NB picture denotes garden area for tenant use.)

Driveway
Gated driveway parking for 3 vehicles, including car port to front of lobby.

