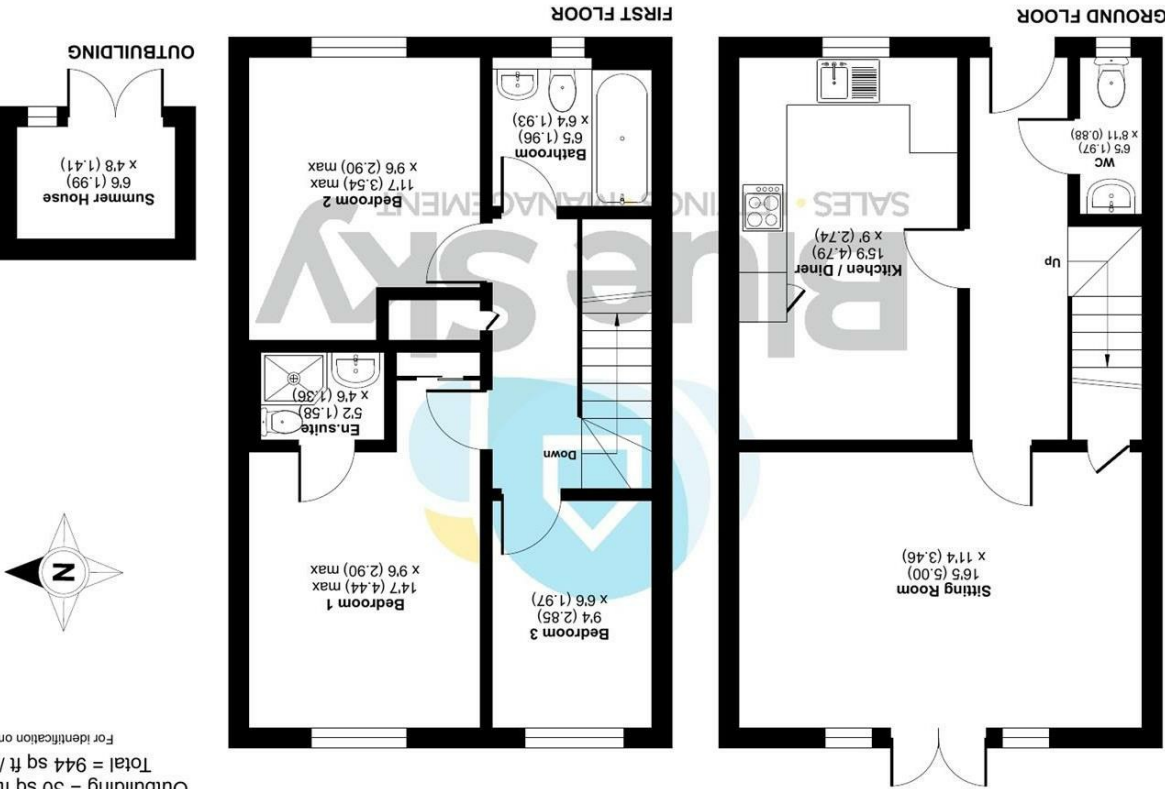




Stone Hill View, Hanham, Bristol, BS15

Approximate Area = 914 sq ft / 84.9 sq m
Outbuilding = 30 sq ft / 2.7 sq m
Total = 944 sq ft / 87.6 sq m
For identification only - Not to scale



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.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! VIEWS!! Blue Sky are delighted to offer for sale this beautifully presented three bedroom terraced home located on Stone Hill View in the desirable location of Hanham. This development was built by Linden Homes in 2012 and the current vendor has maintained the property to a high standard throughout making this lovely home feel brand new! Location is ideal as local amenities are close by including Hanham High Street, schools, countryside walks and views from the front door! Accommodation comprises; entrance hall, kitchen/diner, cloakroom and spacious lounge on the ground floor. To the first floor you will find bedroom one with en-suite, two further bedrooms and main bathroom. Externally the property boasts a rear garden and off street parking for one car. A further bonus is the green fields surrounding the property making this a very peaceful place to be. Make sure this property is top of your to view list!!



Entrance Hall

Double glazed door to front, radiator, stairs to first floor landing.

Cloakroom

6'5" x 8'11" (1.96m x 2.72m)
Double glazed window to front, W.C. wash hand basin, radiator, spotlights, fuse board, tiled flooring, part tiled walls.

Kitchen/Diner

15'9" x 9'0" (4.80m x 2.74m)
Double glazed window to front, tiled flooring, spotlights, radiator, wall and base units with worktops over, splash backs, 1 1/2 bowl sink and drainer, gas hob, electric oven, cooker hood, wall unit housing gas boiler, space for slimline dishwasher, space for washing machine, integrated fridge/freezer.

Lounge

16'5" x 11'4" (5.00m x 3.45m)
Double glazed French doors to rear, two double glazed windows, two radiators, under stairs storage cupboard.

First Floor Landing

Loft access, airing cupboard housing hot water tank.

Bedroom One

14'7" x 9'6" (4.45m x 2.90m)
Double glazed window to rear, radiator, fitted wardrobes with sliding doors, door to en-suite.

En-Suite

5'2" x 4'6" (1.57m x 1.37m)
W.C. wash hand basin, shower cubicle, radiator, shaver point, extractor fan, spotlights, part tiled walls.

Bedroom Two

11'7" x 9'6" (3.53m x 2.90m)
Double glazed window to front, radiator.

Bedroom Three

9'4" x 6'6" (2.84m x 1.98m)
Double glazed window to rear, radiator.

Bathroom

6'5" x 6'4" (1.96m x 1.93m)
Double glazed window to front, spotlights, extractor fan, radiator, W.C. wash hand basin, enclosed bath with shower head off taps, shaver point, part tiled walls.

Front

Plants and shrubs, canopy over front door.

Rear Garden

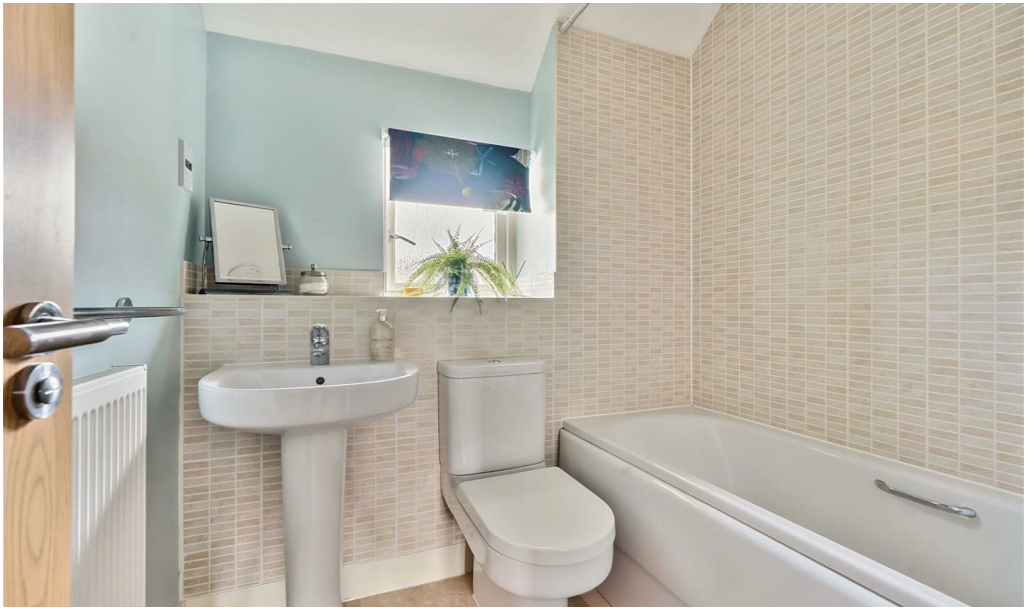
Enclosed rear garden, patio, summer house, lawn area, outside tap, shrubs, rear access gate leading to pathway to front, small area behind the rear gate with large shrub is also owned by this property.

Parking

Parking for one car outside front door, numbered bay 2.

Agent Note

The vendor has advised the solar panels are owned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	86
England & Wales	EU Directive 2002/91/EC	

