



## 45 Chapel Road

Hanham, Bristol, BS15 8SD

**Offers In Excess Of £250,000**



\*\*\*LOVELY EXAMPLE OF COTTAGE STYLE PROPERTY\*\*\* Property Comprising of Entrance Hall, Lounge, Kitchen/Breakfast Room, Inner Hall, Bathroom, Landing, Two Bedrooms. Benefits From Gas Central Heating System, Double Glazing, Enclosed Garden.





## Entrance

Entrance door, door to:-

## Lounge 14'7" x 10'8" (4.45m x 3.27m)

Double glazed window, two radiators, feature fireplace recess, opening to:-

## Kitchen/Breakfast Area 14'3" x 11'10" (4.36m x 3.61m)

Matching range of wall and base units with breakfast bar, sink unit, space for range cooker, space for dishwasher, area for fridge/freezer, double glazed window, stairs, door to:-

## Inner Hall

Plumbing for washing machine, tumble dryer, door to garden, door to:-

## Bathroom 8'1" x 5'7" (2.47m x 1.71m)

Four piece suite comprising of panelled bath, wash hand basin, low level wc, shower cubical, double glazed window, radiator, velux window

## Landing

Door to:-

## Bedroom 1 14'6" x 10'7" (4.42m x 3.24m)

Double glazed window, radiator

## Bedroom 2 11'5" x 11'3" (3.50m x 3.43)

Feature fireplace, radiator, double glazed window, wall mounted gas boiler, loft access

## Garden

Enclosed garden mainly laid to lawn

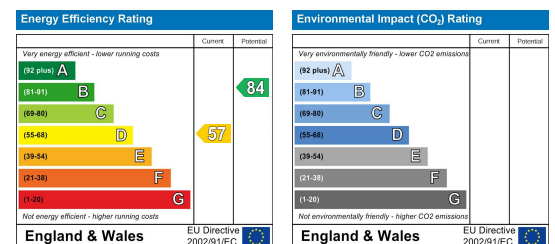
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

31 High Street, Kingswood, Bristol, BS15 4AA

Tel: 0117 967 9102 Email: oakestateagents@googlemail.com www.estateagentskingswood.co.uk