



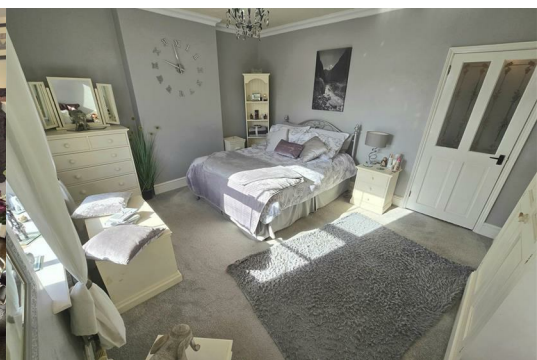
190 Hanham Road

, Bristol, BS15 8NU

Asking Price £325,000



***In an ideal location with the Outstanding Ofsted Rated Beacon Rise Primary School *** Stunning End of Terrace Home With Lovely Size Rear Garden, Accommodation Comprising Entrance Hallway With Stairs Rising To The First Floor Accommodation, Lounge, Dining Room, Kitchen and Utility Area, On The First Floor There Is A Storage Cupboard, Two double Bedrooms And Four Piece Bathroom Suite, The House Benefits From A Gas Central Heating System And Double Glazing, Off Street Parking To The Front For A Small Car, Fantastic Size Rear Garden, Call For Further Details.



Hallway

Double glazed entrance door leading to the hallway, ornate arch, laminate flooring, coving to ceiling, radiator, stairs to the first floor accommodation with hand rail.

Lounge 11'10" x 12'1" (3.61m x 3.70m)

Double glazed window overlooking the front, radiator, power points, coving and ceiling rose.

Dinning Room 11'9" x 11'10" (3.59m x 3.63m)

Double glazed window overlooking the rear garden, radiator, tiled flooring, power points, ceiling rose and coving, ornate feature fireplace, useful under stairs storage cupboard.

Kitchen 13'9" x 7'1" (4.21m x 2.18m)

Double glazed door leading to the rear garden and double glazed window, tiled flooring, selection of wall and base units with work surfaces over, single drainer stainless steel sink unit, space for cooked, space for fridge freezer.

Utility Area 3'8" x 6'3" (1.14m x 1.92m)

Double glazed window, plumbed for washing machine, laminate flooring.

Landing

Access to the loft space, built in cupboard with shelf and hanging rail.

Bedroom 1 11'11" x 15'3" (3.65m x 4.65m)

Two double glazed windows overlooking the front, radiator, power points, Coving.

Bedroom 2 11'10" x 9'3" (3.62m x 2.83m)

Double glazed window to the rear, radiator, power points, built in wardrobe which conceals the Vailant boiler which supplies the gas central heating system and domestic hot water.

Bathroom 7'4" x 10'10" (2.24m x 3.32m)

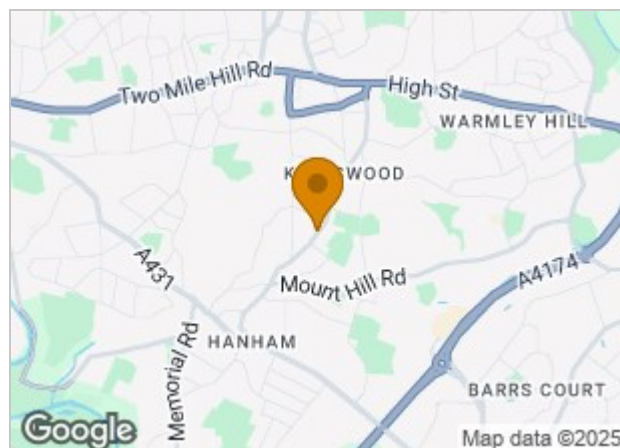
Obscure double glazed window, four pieces suite comprising shower cubicle, High level WC, wash hand basin and roll edge ball claw freestanding bath with telephone style shower attachment, tiled flooring, feature towel rail radiator.

Front

Off street parking for one small car.

Rear Garden.

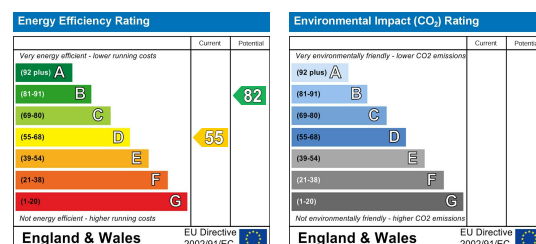
Area Map



Floor Plans



Energy Efficiency Graph



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