



## 49 Rangers Walk

, Hanham, BS15 3PW

**Price £295,000**



\*\*\*SET IN A POPULAR CUL DE SAC LOCATION\*\*\* Property Comprising of Entrance Porch, Hallway, Lounge, Kitchen/Diner, Conservatory, Landing, Three Bedrooms, Ensuite Shower Room, Bathroom. Benefits From Gas Central Heating, Double Glazing, Parking, Garage, Enclosed Garden



### Entrance Porch

Double glazed entrance door with double glazed windows surround, door to:-

### Hallway

Stairs, radiator, door to:-

### Lounge 13'2" x 11'11" (4.01 x 3.63)

Double glazed window, radiator, under stairs storage cupboard, electric feature fireplace, door to:-

### Kitchen/Diner 15'1" x 8'0" (4.61 x 2.45)

Matching range of wall and base units with worktop space over, sink unit, wall mounted gas boiler, space for fridge, freezer, washing machine, built in cooker & hob, double glazed window, radiator, door to:-

### Conservatory 12'8" x 6'1" (3.86 x 1.86)

Double glazed & brick construction with double doors leading to garden, tiled flooring

### Landing

Loft access, airing cupboard, door to:-

### Bedroom 1 11'5" x 9'4" (3.47 x 2.85)

Double glazed window, radiator, door to:-

### Ensuite Shower Room

Three piece suite comprising of shower cubical, low level wc, wash hand basin, tiled splash backs, double glazed window

### Bedroom 2 10'1" x 8'8" (3.07 x 2.64)

Double glazed window, radiator

### Bedroom 3 12'1" x 8'1" (3.68 x 2.46)

Double glazed window, radiator, storage

### Bathroom

Three piece suite comprising of panelled bath, low level wc, wash hand basin, tiled surround, double glazed window, radiator

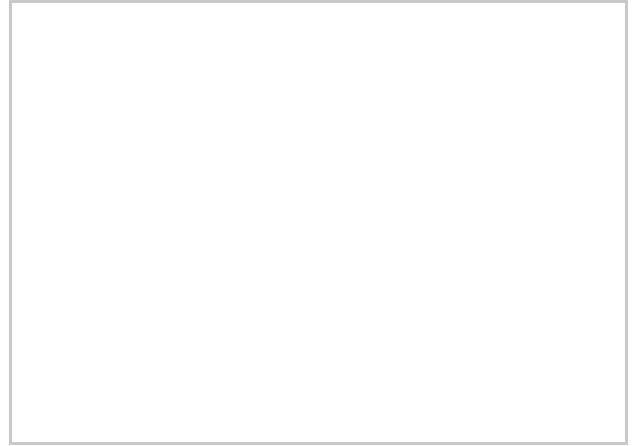
### Enclosed Garden

Low maintenance garden with mature raised borders, rear access to garage

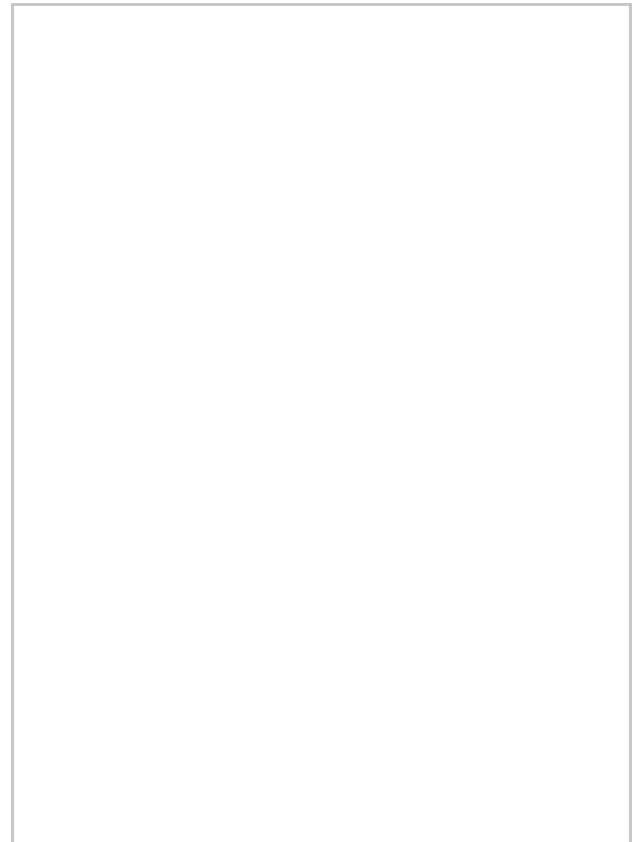
### Garage & Parking

Driveway for one car in front of garage, Single garage

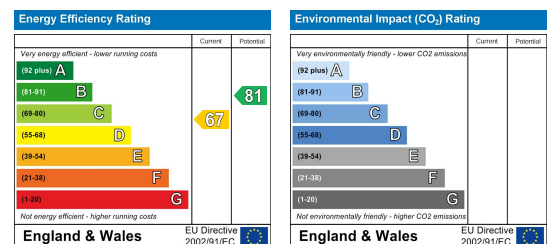
## Area Map



## Floor Plans



## Energy Efficiency Graph



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