26 Northfield Avenue, Hanham, Bristol, BS15 3RB

£365,000 Freehold

DW SMITH EST 1999

- Popular Central Location
- Character Mid Terrace Home
- Recently Improved
- Three Spacious Bedrooms
- Large, Private Garden with a Sunny Orientation and Open Views
- Modern Kitchen
- Gas Central Heating
- Cellar
- No Onward Chain

Hallway

Living Room
12'9" x 11'11" (3.90m x 3.65m)

Dining Room
10'3" x 10'3" (3.14m x 3.14m)

Kitchen
9'8" x 7'4" (2.97m x 2.24m)

Landing

Bedroom
12'0" x 11'3" (3.68m x 3.43m)

Bedroom
10'5" x 10'5" (3.19m x 3.18m)

Bedroom
7'3" x 7'1" (2.22m x 2.16m)

Bathroom
6'6" x 5'9" (2.00m x 1.77m)

Cellar
18'3" x 10'6" (5.58m x 3.21m)

Cellar
17'11" x 8'10" (5.47m x 2.71m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Terraced

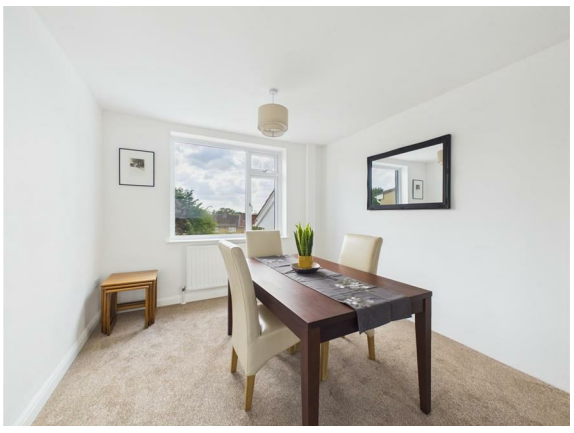
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



We are delighted to offer for sale, with No Onward Chain, this well-presented family home, conveniently positioned close to a range of sought-after amenities.

The property has been improved in recent years and offers bright and spacious accommodation throughout. The ground floor comprises an entrance hall, galley-style kitchen and generous open-plan living/dining room, with excellent potential for future reconfiguration.

To the first floor are two large double bedrooms, a good-sized single bedroom and a family bathroom. There is also useful loft storage with power and lighting.

Externally, the property benefits from an enclosed front garden and a private, sunny rear garden with an enhanced patio area. A large basement, with excellent headroom, power and lighting, offers further potential for additional accommodation, subject to the necessary consents.

Offered for sale with no onward chain!

the location

Northfield Avenue is situated within easy reach of the local shops and amenities of Hanham High Street and has good transport links into Bristol city centre. Gallagher retail park and supermarkets are a short drive away. Bristol city centre 3.6 miles and Bath city centre 8.3 miles.

just a thought...

This family home combines bright and spacious accommodation with a sunny, private garden and exciting potential for further development. This is a home that offers both immediate comfort and fantastic future possibilities.