



**Connells**

Hanham Road  
Bristol





### Property Description

Situated along the popular Hanham Road, this charming two-bedroom mid-terrace property offers a perfect blend

of traditional character and modern touches. The home features two spacious reception rooms, a contemporary

kitchen with ample storage and workspace, and a well-appointed bathroom. Both bedrooms are generous in size,

with built-in storage and pleasant outlooks to the front and rear. Externally, the property enjoys a neat,

low-maintenance frontage and a long rear garden divided into three sections: artificial grass seating area, raised

decking, and lawn with a rear gate and storage shed. Hanham Road benefits from excellent local amenities,

reputable schools, and strong transport links into both Bristol and Bath, making this a highly sought-after location

for a range of buyers.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance /Hall

Access to dining room, lounge, and under-stairs storage cupboard. Wood effect flooring continuing through to the lounge and kitchen, and a radiator.

## Lounge

14' 7" max x 11' 4" max ( 4.45m max x 3.45m max )

Double glazed French doors opening to the rear aspect. Wood effect flooring, electric log burner, stairs rising to the first floor, and wall-mounted radiator.

## Dining Room

13' 9" max x 11' 4" max ( 4.19m max x 3.45m max )

Double glazed obscured bay window to the front aspect. Gas fireplace, wood effect flooring, door to front porch housing fuse board, electric meter, gas meter, functioning burglar alarm and radiator".

## Kitchen

17' 5" max x 6' 5" max ( 5.31m max x 1.96m max )

Two double glazed windows to the side aspect. Range of wall and base units with worktops over, space for washing machine and dishwasher, Range Master oven with gas hob, space for freestanding fridge/freezer, smooth ceilings, modern wall-mounted radiator.

## Family Bathroom

10' 8" max x 6' 9" max ( 3.25m max x 2.06m max )

Double glazed obscured window to the rear aspect. Wood effect vinyl flooring, built-in storage cupboard, walk-in shower cubicle with electric shower and glass sliding door, WC, wash hand basin with mixer tap, and radiator.

## Bedroom One

14' 10" max x 11' 3" max ( 4.52m max x 3.43m max )

Double glazed window to the front aspect.

Smooth ceilings with spotlights, laminate wood effect flooring, built-in storage cupboard, TV point, and radiator.

## Bedroom Two

11' 4" max x 10' 6" max ( 3.45m max x 3.20m max )

Double glazed window to the rear aspect. Carpet flooring, built-in storage cupboard housing Valliant boiler (recent service history), and radiator.

## Landing

Access to bedrooms one and two and the family bathroom. Loft access hatch located at the top of the stairs.

## Front Of Property

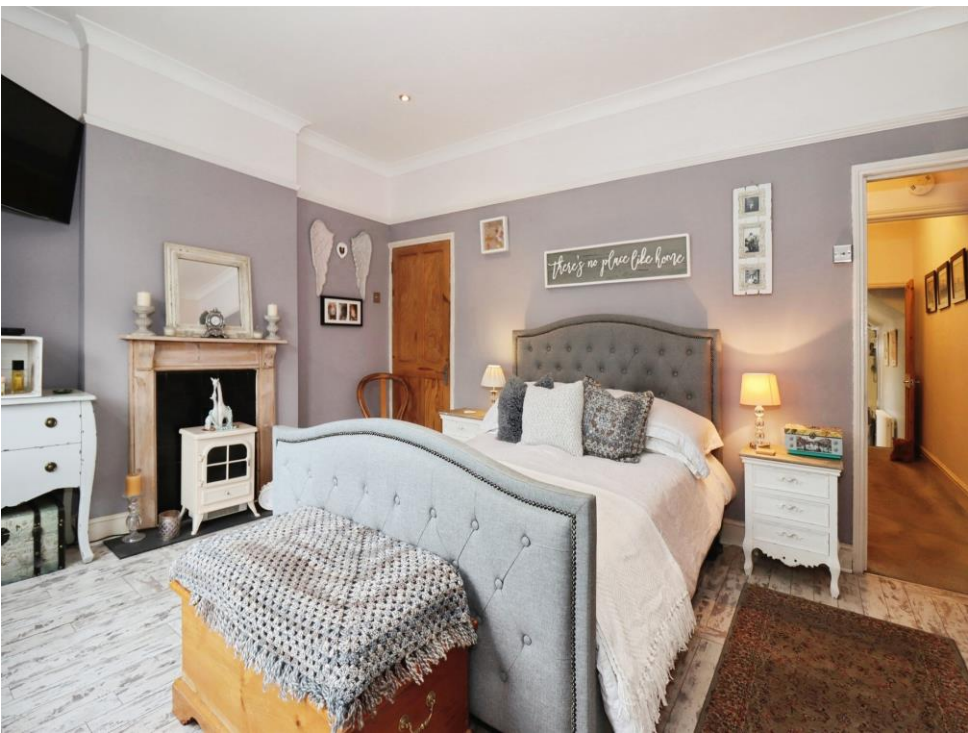
Low-maintenance front garden laid with decorative stone chippings and bordered flower planters. Pathway leading to front door with storm porch.

## Rear Garden

A generous garden arranged in three clear sections. Artificial grass seating area bordered with chippings, leading onto a raised decking area ideal for entertaining, followed by a real lawn and gated rear access with storage shed.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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