



- Extended family home
- Lounge/Diner
- Kitchen/breakfast room
- Utility and downstairs WC
- Three bedrooms
- Beautifully appointed shower room
- Gas central heating and woodburner
- Enclosed rear garden
- Parking

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D

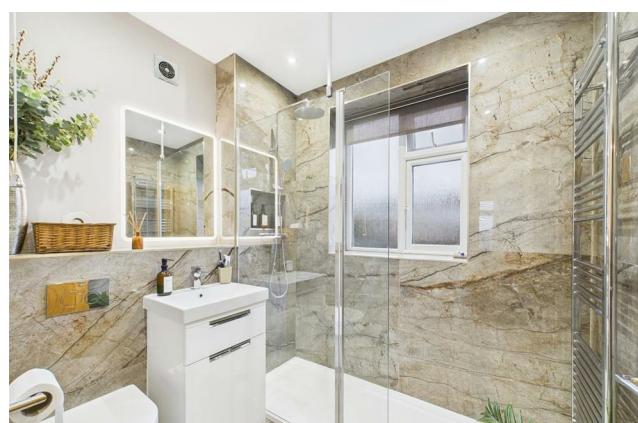


Beautifully presented, lovingly maintained and extended family home in what must be considered one of Hanham's premier roads.

Off street parking, large rear garden, through lounge/diner, kitchen/breakfast room with quartz granite worktops, utility and downstairs w.c.,

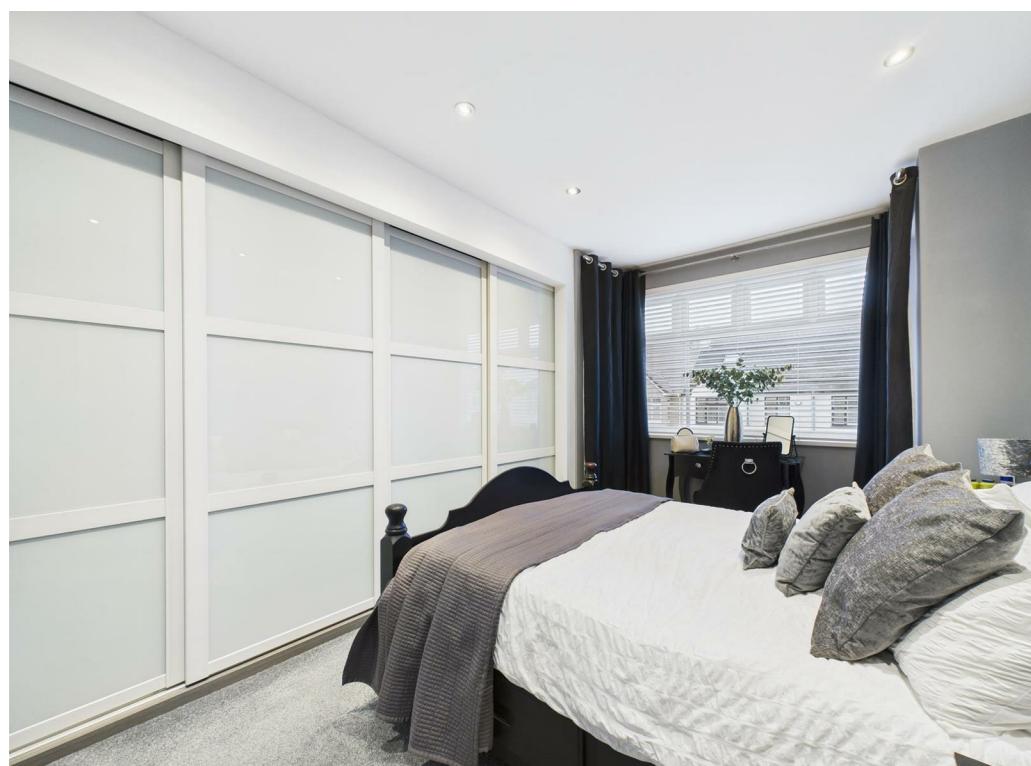
At the first floor are three bedrooms, and a beautifully appointed shower room with large walk-in, oversized shower cubicle.

With large flagstone patio, and enclosed lawned rear garden, this is an ideal family home.



the location

Set a short distance from the local shops and facilities of Hanham high street, there are both local junior and senior schools within walking distance. The greenspace of Gover Road park is literally at the end of the road, and there is excellent access to both the ring road, Bristol to Bath cycle track and nearby Longwell Green retail park. Bristol 3.5 miles Bath 8.5 miles



what the owners will miss

"We have lived in the house for 18 years and will be sad to leave. Our neighbours are amazing and the streets WhatsApp group enhance the community feel. Every Christmas the street does a Christmas advent window, which our granddaughter loved, on Christmas eve, walking up the street and finding the 24 advent windows."

just a thought...

If you hadn't considered Hanham before, this could be the one! Set close to the heart of Bristol, yet with a feel of the country, this beautifully presented home has it all. Highly sought after, this genuinely is a rare opportunity.