

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.

- Porch 5'6" x 1'11" (1.70 x 0.59 m)
- Hallway 5'10" x 1'4" (1.78 x 0.43 m)
- Living Room 12'9" x 11'10" (3.90 m x 3.61 m)
- Dining Room 11'2" x 10'4" (3.42 m x 3.17 m)
- Kitchen 17'5" x 7'4" (5.33 m x 2.24 m)
- Landing 10'7" x 12'11" (3.23 m x 3.96 m)
- Bedroom 11'3" x 10'8" (3.43 m x 3.27 m)
- Bedroom 8'9" x 7'1" (2.67 m x 2.17 m)
- Bedroom 7'0" x 5'6" (2.15 m x 1.68 m)



- Living room
- Dining room
- Kitchen/breakfast room
- Three bedrooms
- Sizeable rear garden
- Parking
- Gas central heating
- No onward chain

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A well presented three bedroom semi detached home.

Entrance porch, entrance hallway, living room, dining room and kitchen/breakfast area.

At the first floor are three bedrooms and a family bathroom.

There is a front garden and off street parking to the side of the house with a wonderful, mature and lovingly maintained sizeable rear garden backing onto school playing fields.

### the location

Set in the ever popular Samuel White Road, both the local Junior and Senior schools are literally on the doorstep. Local shops at nearby Memorial Road and Hanham high street are readily accessible. There is greenspace and wooded walks at nearby Hencliffe Woods, Hanham Common and Gover Road playing fields. The retail park at Longwell Green with its range of national retailers is a short distance away. Bristol 3.7 miles Bath 8.9 miles

### just a thought...

If you are looking for a well loved and well proportioned family home in super convenient location, this is it! With fabulous rear garden, this is a home which must be viewed to appreciate all that it has to offer.

*Offered for sale with no onward chain!*

