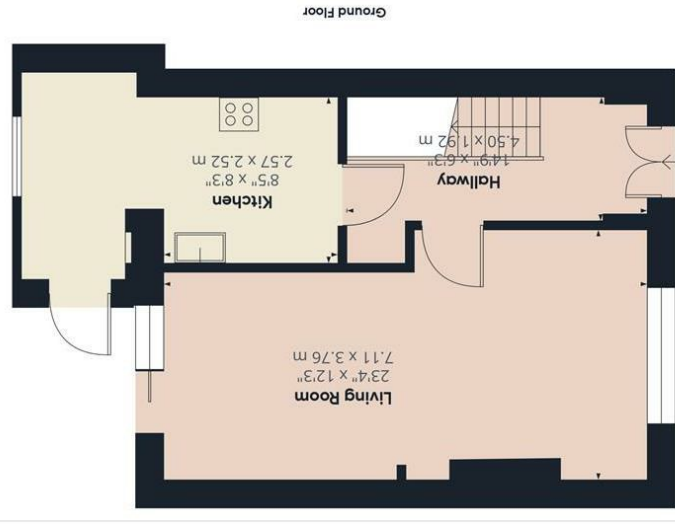


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Entrance hallway 14'9" x 6'3" (4.50 x 1.92)
- Lounge/Dining room 23'3" x 12'4" (7.11 x 3.76)
- Kitchen 8'5" x 8'3" (2.57 x 2.52)
- First floor landing 11'4" x 11'1" (3.47 x 3.38)
- Bedroom 11'4" x 11'1" (3.47 x 3.38)
- Bedroom 11'4" x 8'11" (3.47 x 2.74)
- Bedroom 8'5" x 7'6" (2.58 x 2.31)
- Shower room 5'6" x 7'8" (1.70 x 2.35)

Approximate total area 83.94 ft<sup>2</sup>  
 83.05 m<sup>2</sup>  
 (1) Excluding balconies and terraces  
 GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.



- Lounge/Dining room
- Modern Kitchen
- Three bedrooms
- Modern shower room
- Garage and off street parking
- Lawned rear garden
- Viewing advised

47 Marion Road, Hanham, Bristol, BS15 3LE  
**Offers In Excess Of £325,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A well presented three bedroom terrace family property situated in a popular location. The spacious accommodation comprises entrance hall, generous lounge/dining room and a modern kitchen. To the first floor are three good size bedrooms and a modern shower room.

Outside, to the front is off street parking and to the rear a lawned garden and a garage approached via a rear lane.

Ideally located within easy reach of popular schools and local amenities, a prompt viewing is highly recommended.

Offered for sale with no onward chain!



## the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.7 miles Bath 8.9 miles

Offered for sale with no onward chain.



## just a thought...

This is an ideal opportunity for first time buyers or growing families.