

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, 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 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.



- Sizeable and characterful home
- Lounge area
- Dining area
- Fitted kitchen
- Utility
- Three bedrooms with dressing room to master
- Garden room
- Parking
- Outstanding mature garden

PROPERTY TYPE House - Semi-Detached

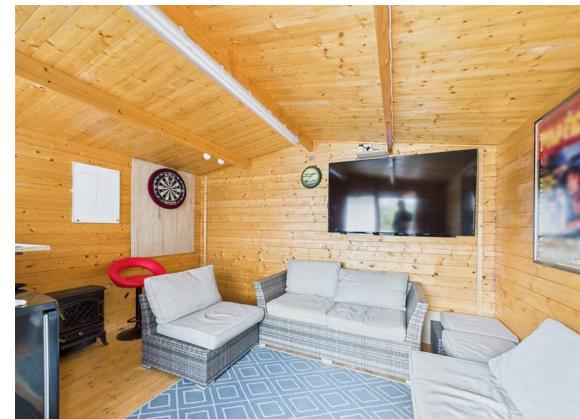
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A beautifully presented, sizeable and characterful semi detached family home.

With entrance hallway, lounge area, dining area, fitted kitchen, garden room, utility with w.c.

At the first floor are two bedrooms (the master having a dressing room), and a luxury bathroom suite with semi sunken bath and oversized shower.

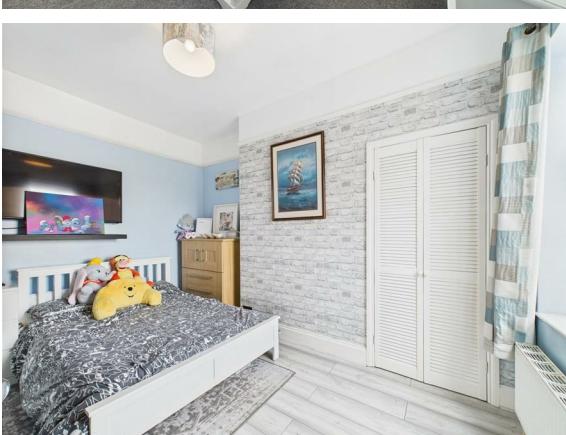
At the second floor is the third bedroom.

With off street parking to the front, this home has an outstanding mature lawned and well stocked rear garden, offering various seating areas leading to a garden room with patio in front which could be used for work from home space or a variety of other uses.



the location

Set in a super, convenient location between the high streets of Hanham and Kingswood, and the range of facilities that both areas offer, to include good local schools, excellent access to the Avon Ring road and Bristol to Bath cycle path, and well placed for a straight forward commute to either Bristol or Bath.



what the owners will miss

"Having lived in our house for 19 years and having refurbished it over this time to create a home we have loved. We will miss the space and the amount of storage, which includes a larder.

The garden has been our sanctuary created throughout lockdown and great for entertaining.

We will miss our neighbours and the neighbourhood feel of the street.

Being close to both Hanham and Kingswood is a real bonus for shopping and good nursery and primary school close by a real plus."

just a thought...

Do not be deceived by the exterior of this home! Behind this pleasant facade, is a deceptively spacious and sizeable home with an unusually large garden. Offered with parking, at an extremely competitive price point, this home is a genuine surprise!