



**Ham Lane,  
Bristol, BS16 1EE**

**PRICE: £400,000**

## Property Features

- Semi Detached Home
- 3 Bedrooms
- Garden aspect Living Room
- Kitchen/Breakfast Room
- Recently refitted Shower Room
- Cul-De-Sac Location
- Close to Frome Valley
- No Chain
- **MUST BE VIEWED**

## Full Description

Nestled along the popular cul-de-sac of Ham Lane, Bristol, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The inviting lounge, looks out to a south facing garden, providing a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Backing onto the picturesque Snuff Mills, residents can enjoy the beauty of nature right at their doorstep. This scenic location offers a tranquil escape from the hustle and bustle of city life, making it an ideal spot for leisurely walks or family outings.

One of the standout features of this property is the refurbished shower room completed to a high standard. Whilst the rest of the property has been well maintained. There is a Garage within a nearby block.

With its prime location, ample living space, and proximity to local amenities, this semi-detached house on Ham Lane presents an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.



**Entrance Hall**

**Living Room**  
17'10" x 12'2" (5.44m x 3.71m)

**Kitchen/Diner**  
11'10" x 11'6" (3.63m x 3.53m)

**Landing**

**Bedroom 1**  
11'10" x 11'6" (3.63m x 3.53m)

**Bedroom 2**  
12'1" x 10'5" (3.70m x 3.19m)

**Bedroom 3**  
8'7" x 7'4" (2.63m x 2.25m)

**Shower Room**

**Front Garden**

**Rear Garden**

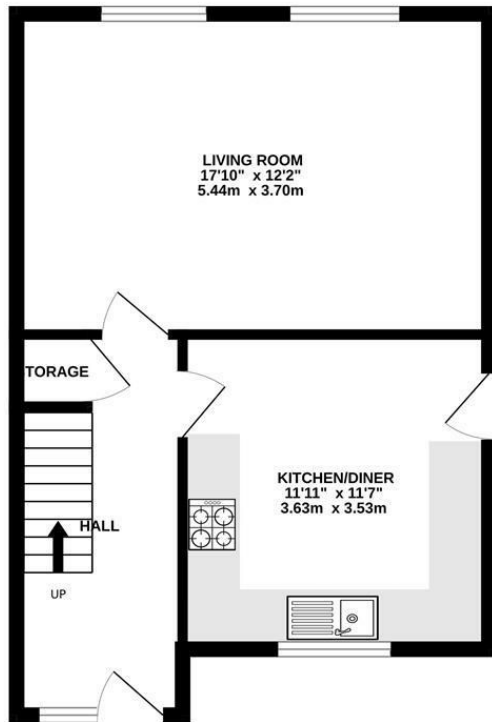
**Garage in nearby block**



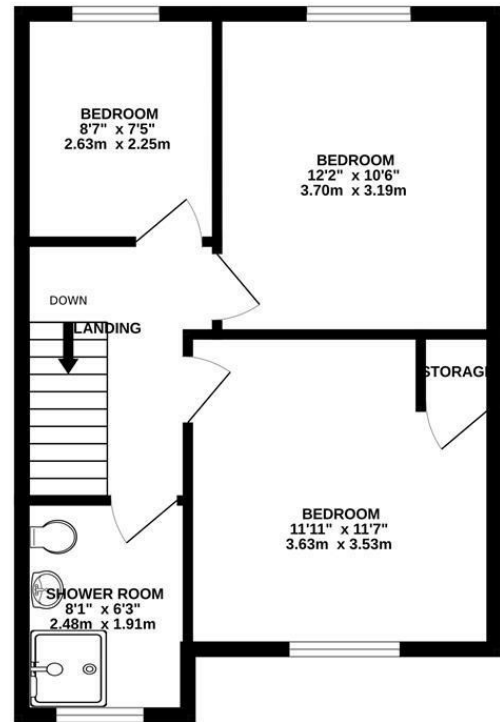
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements