



- Living room
- Dining area
- Modern kitchen
- Downstairs cloakroom
- Three bedrooms
- Garage & parking
- Enclosed rear garden
- Set close to the heart of Hanham



Hallway	13'4" x 5'11" (4.08 x 1.81)
Living Room	13'9" x 10'11" (4.21 x 3.35)
Dining Area	12'2" x 11'1" (3.73 x 3.40)
Kitchen	18'0" x 8'0" (5.50 x 2.44)
WC	
First Floor Landing	
Bedroom	12'3" x 9'1" (3.74 x 2.77)
Bedroom	14'5" x 11'2" (4.40 x 3.42)
Bedroom	9'2" x 7'3" (2.81 x 2.22)
Shower Room	5'6" x 7'2" (1.70 x 2.19)

PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



Beautifully presented three bedroom family home set close to the heart of Hanham

Entrance hallway, living room, dining area, opening onto a good sized high gloss modern kitchen, with downstairs cloakroom, lovely enclosed rear garden, off street parking, garage and gas central heating.

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

Viewing is recommended.

the location

Set in a super, convenient location a short walk from the facilities of Hanham high street, local junior and senior schools, plus a host of green and wooded walks. There is a local dentist and doctors surgery, and the more comprehensive facilities of Gallagher retail park, and its range of national retailers, is but a short drive away. Bristol 3.3 miles Bath 8.8 miles

just a thought...

If you hadn't considered this era of house before, this could be the one! Well located, deceptively spacious, off street parking, garage and garden. All ready to move into and offered at a competitive price point!

Set close to the heart of Hanham!