



- Set in corner plot
- Living Room
- Kitchen/diner
- Sun room
- Three bedrooms
- Family bathroom
- Garage
- Enclosed rear garden
- No onward chain!

28 The Meadows, Hanham, Bristol, BS15 3PA
Offers In Excess Of £425,000 Freehold

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



- Hallway
 - WC
 - Living Room
 - Kitchen/Dining Room
 - Sun Room
 - Landing
 - Bedroom
 - Bedroom
 - Bedroom
 - Bathroom
- 5'9" x 2'11" (1.77m x 0.89m)
18'2" x 10'5" (5.56m x 3.19m)
15'1" x 9'6" (4.60m x 2.90m)
9'1" x 7'10" (2.77m x 2.40m)
Landing
11'9" x 9'7" (3.59m x 2.94m)
Bedroom
10'10" x 10'7" (3.32m x 3.24m)
Bedroom
7'8" x 7'1" (2.36m x 2.18m)
Bedroom
6'8" x 6'2" (2.04m x 1.89m)

PROPERTY TYPE House - Link Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well presented link detached home set in the popular Meadows development.

Having been owned since 1982, the property comprises entrance hallway that leads into kitchen/diner, lounge overlooking the rear garden, together with sun room, plus the added benefit of a downstairs cloakroom.

To the first floor are three bedrooms, and a family bathroom.

The property further benefits from an enclosed rear garden, garage which is accessible from both the house and the garden, additional driveway parking and gas central heating.

Situated close to the Hanham Hills, an early viewing is advised.

No onward chain!



the location

Offering great access to all local amenities, including Doctors surgery, schools, local vets and within walking distance to Hanham high street, with its range of shops, cafes and restaurants. With green walks available at nearby Hanham Hills, Gover Road playing field and the Hanham woods. Easy access to both the Avon ring road and the Bristol to Bath cycle path, The more comprehensive facilities of the retail park at Longwell Green are a short drive away. Bristol 3.7 miles Bath 8.5 miles

Offered for sale with no onward chain!

just a thought...

Lovely home, set in a corner plot in the extremely popular Meadows Development. An early viewing should be booked!