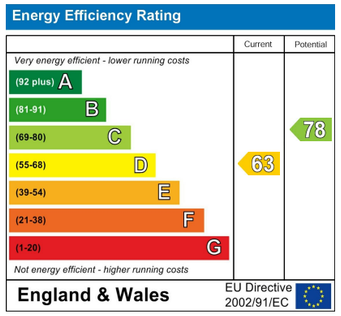

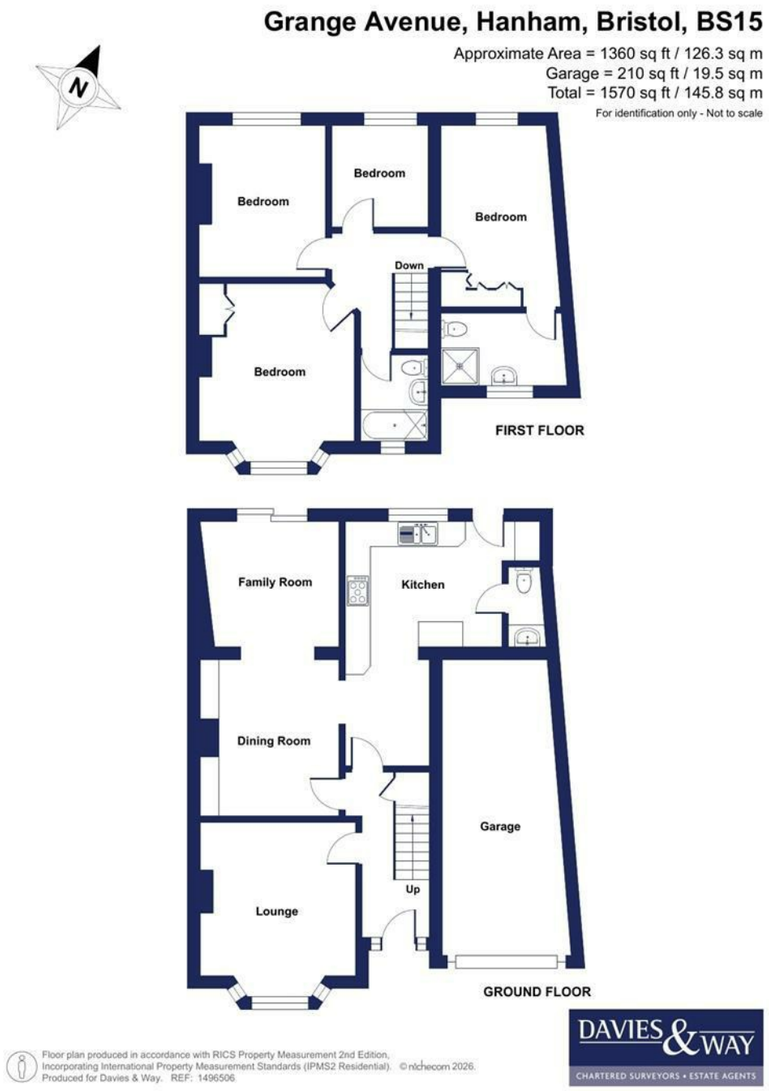

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

7 Grange Avenue, Hanham, Bristol, BS15 3PE

£575,000

This well cared for, four bedroom semi detached home benefits from extensions made in the current ownership and a generous rear garden making it an ideal purchase for upsizing families.

▪ Semi detached ▪ Driveway ▪ Garage ▪ Two reception rooms ▪ Kitchen/Breakfast room ▪ Four bedrooms ▪ En suite ▪ Bathroom ▪ Generous garden ▪ Convenient location

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RICS

7 Grange Avenue, Hanham, Bristol, BS15 3PE

Located just a short distance from Hanham High Street, well regarded local schools and a range of everyday amenities, this extended four bedroom semi-detached home offers spacious accommodation, complemented by a generous rear garden, making it an ideal choice for growing families.

The property is entered via a welcoming entrance hallway, which provides access to the ground floor accommodation. To the front is a lounge featuring a bay window, while to the rear a dining room flows into a family room with direct access to the garden. The well appointed kitchen/breakfast room offers ample storage and workspace, and the ground floor is completed by a convenient WC. Upstairs, the property offers four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn with both composite decking and patio seating areas, providing ideal spaces for outdoor dining and relaxation. To the front, a driveway accessed via a dropped kerb provides off street parking and leads to the attached garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.8m x 1m (12'5" x 3'3")
Wooden doors leading to ground floor rooms and staircase to first floor with cupboard below. Fitted low level cupboards housing fuse box and meters. Radiator and power points.

LOUNGE 3.9m x 3.5m (12'9" x 11'5")
(Measured into bay) Double glazed bay window to front aspect, gas feature fireplace, picture rails, radiator and power points.

DINING ROOM 3.6m x 3.3m (11'9" x 10'9")
Opening leading to family room and archway to kitchen, low level alcove cupboards, picture rails, radiator and power points.

FAMILY ROOM 3.1m x 2.9m (10'2" x 9'6")
Double glazed sliding patio doors to rear garden, velux window and power points.

KITCHEN/BREAKFAST ROOM 5.7m x 3.8m (18'8" x 12'5")
(Measured to maximum points). Double glazed window and door to rear garden, door to WC and a fire door to garage. Matching wooden wall and base units with work surfaces over, integrated fridge/freezer, dishwasher, washing machine and space for a Range cooker with extractor hood over. One and a quarter sink with drainer and mixer tap, tiled splashbacks and flooring, radiator and power points.

WC 1.9m x 0.7m (6'2" x 2'3")
Vanity unit with basin and hot and cold taps over, wall mounted mirror above, low level WC, tiled flooring and radiator.

FIRST FLOOR

LANDING
Doors leading to first floor rooms, access to loft via hatch and power points.

BEDROOM ONE 4.3m x 2.6m (14'1" x 8'6")
Double glazed window to rear aspect, door to en suite, built in fitted wardrobes, radiator and power points.

EN SUITE 2.9m x 1.7m (9'6" x 5'6")
Double glazed obscured window to front aspect, walk in electric shower cubicle, vanity storage unit with basin and mixer tap over. WC with hidden cistern, tiled splashbacks to wet areas, extractor fan and a radiator.

BEDROOM TWO 4.2m x 3.6m (13'9" x 11'9")
(Measured into bay). Double glazed bay window to front aspect, built in wardrobe, picture rails, radiator and power points.

BEDROOM THREE 3.7m x 3m (12'1" x 9'10")
Double glazed window to rear aspect, picture rails, radiators and power points.

BEDROOM FOUR 2.5m x 2.3m (8'2" x 7'6")
Double glazed window to rear aspect, picture rails, radiator and power points.

BATHROOM 2m x 1.6m (6'6" x 5'2")
Double glazed obscured window to front aspect, panelled bath with taps and shower head attachment over, pedestal basin with hot and cold taps and a low level WC. Mirrored cupboard shelving unit, fully tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY
Laid to hardstanding driveway accessed via a dropped kerb, lawn area with brick wall boundary to front.

REAR GARDEN
Mainly laid to lawn, wall boundaries and a variety of established plants and shrubbery. Choice of outdoor seating areas with a composite decking area and patio area. Area sectioned off with trellis with a greenhouse and a timber storage shed behind. Outdoor tap.

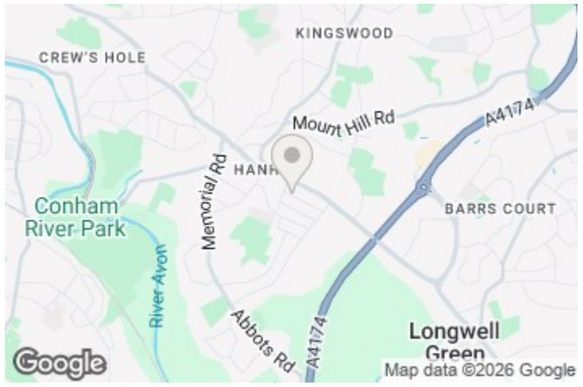
GARAGE 7m x 3m (22'11" x 9'10")
Garage door to front and a pedestrian fire door to kitchen, wall mounted combination boiler, lighting and power points.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website.

ADDITIONAL INFORMATION
Purchasers are to be aware the property is within a historic coal mining area.
There is a £4.10 rent charge payable on the property that has been paid up to 2037.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 10000mbps (Source - Ofcom).
Mobile phone signal: outside EE, Vodafone and O2 - all likely available (Source - Ofcom).



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