

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.

Leasehold - 999 years from December 1998

Summerhouse

5'8" x 5'6" (1.73m x 1.68m)

Bathroom

8'9" x 7'0" (2.68m x 2.15m)

Bedroom

10'4" x 9'10" (3.15m x 3.02m)

Bedroom

15'6" x 8'11" (4.74m x 2.72m)

Bedroom

Landing

5'2" x 2'9" (1.58m x 0.86m)

Cloakroom

14'11" x 9'5" (4.57m x 2.88m)

Dining Area

12'11" x 9'5" (3.95m x 2.89m)

Kitchen

15'7" x 12'10" (4.75m x 3.93m)

Living Room

Hallway

Entry

LEASEHOLD

only.

Calculateds refer to the FPCs PMS
Approximate Measurements and not to scale. This
Floor plan is intended for illustrative purposes
only.

(1) Excluding balconies and terraces

Floor 1 Building 1

14.9 m²

160 ft²

85.7 m²

92 ft²

Approximate total area

Balconies and terraces

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



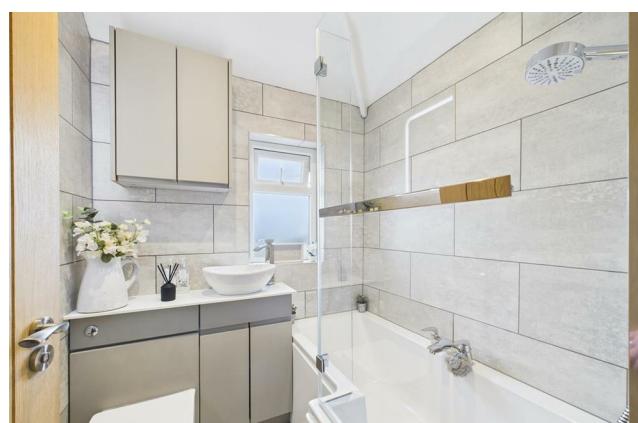
A much improved, and extended, 1930's style semi detached family property. Having been extensively refurbished in recent years the property is presented to a high standard throughout.

The accommodation comprises entrance porch, hallway, bay fronted lounge, beautifully extended fitted kitchen/dining room and a downstairs w.c.

To the first floor are three good sized bedrooms and a refitted bathroom.

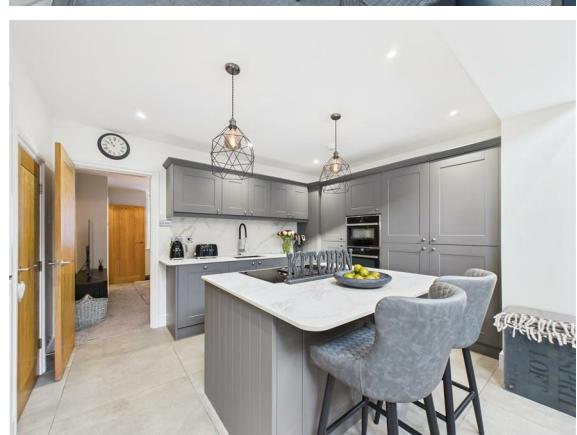
Outside, is an enclosed rear garden and a useful summerhouse with a fitted bar.

A prompt internal viewing is highly recommended.



the location

Set on the edge of Hanham woods, leading down to Conham river park, this well located home enjoys close access to all the facilities of Hanham high street, yet retains a 'greener feel'. Crews Hole and Troopers Hill nature reserve, are but a short distance away. Bristol and Bath are both comfortably commutable.



what the owners will miss

"Having lived here for 26 years, we will miss living in Hanham and being close to the riverside walkways and Conham river park. This has been an amazing family home."

just a thought...

A backwater sought after Hanham location and well presented throughout! A must see property!