

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

- Entry 15'1" x 14'4" (4.60m x 4.37m)
- Living Room 15'1" x 8'1" (4.60m x 2.47m)
- Kitchen 15'1" x 8'5" (3.43m x 2.57m)
- Landing 11'2" x 8'1" (3.42m x 2.48m)
- Bedroom 6'10" x 6'8" (2.09m x 2.04m)
- Bedroom 11'3" x 8'5" (3.43m x 2.57m)
- Bedroom 11'2" x 8'1" (3.42m x 2.48m)
- Bedroom 6'10" x 6'8" (2.09m x 2.04m)
- Bathroom



- Lounge
- Kitchen/diner
- Three bedrooms
- Pleasant enclosed rear garden
- Garage and parking
- Gas central heating

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

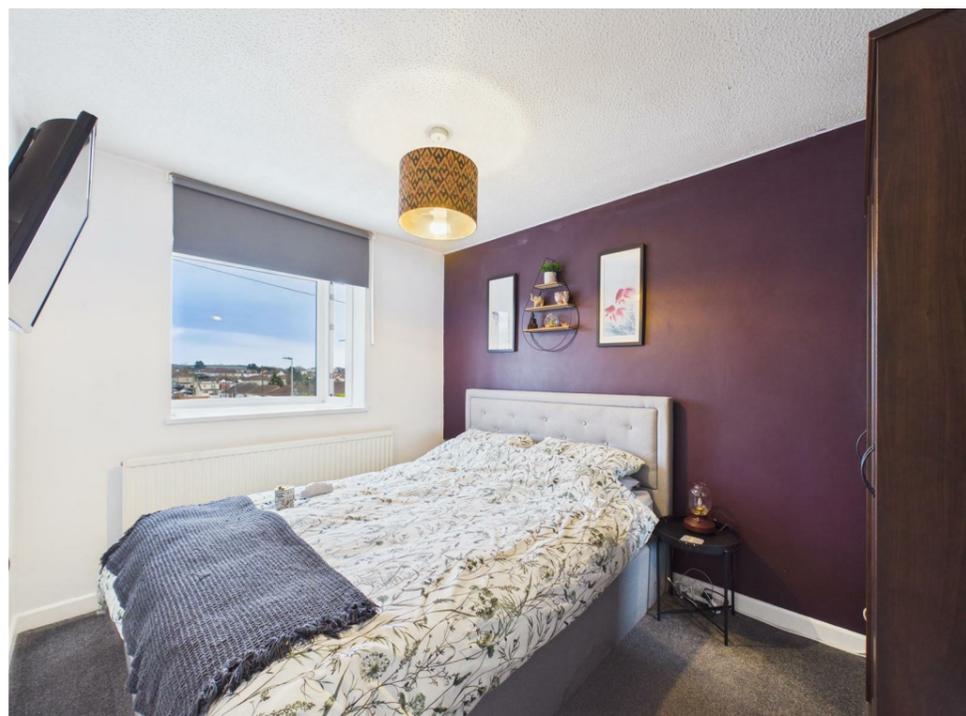
COUNCIL TAX BAND C



Beautifully presented semi detached home, entrance porch, lounge, refitted kitchen/diner, three bedrooms and an upstairs bathroom.

With a pleasant, enclosed rear garden, there is a garage with a parking space in front and additional off street parking to side, for another two/three vehicles.

Please note the windows and doors are only 6 months old and are under warranty.



the location

Located close to the edge of Vicarage Road playing fields and wooded walks leading down to the River Avon. This well placed home is also a short walk from the facilities of Hanham high street. The more comprehensive amenities of the retail park at Longwell Green with its range of national retailers, gym, swimming pool and cinema complex is a short drive away. Bristol 3.4 miles Bath 9.5 miles

what the owners will miss

"My wife and I have been here 6.5 years and absolutely love it. We honestly wouldn't be moving if it weren't for the need to upsize! 500 yards from the doorstep is the stunning view point over (and access to) Hanham Woods/Conham Vale River Park, with open public fields even closer (30 meters from front door) and easy woodland and river walks along to local pubs and out to Keynsham. Golden hour in the spring/summer evenings is awesome here! Or equally, in the other direction, a 10-15 minute cycle into the centre of Bristol. Our neighbours all around are absolutely lovely, welcoming and give Vicarage Road a community feel like the "good old days". The high street has everything you need at a moments notice, doctors & pharmacy are a 3 minute drive away or easy walk.

For how built-up Bristol is becoming, Vicarage Road and its access to both nature & city life is a hidden gem of a location!



just a thought...

If you hadn't considered a modern home before, this could be the one! Decorated to a high standard with double glazing, gas central heating, pleasant garden, garage and lots of off street parking, this is an ideal solution for those looking for a manageable home ready to move into!