



24 Riverside Way,, Hanham, Bristol, BS15 3TP

**£1,950**

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.

Living room 14'0" x 24'4" (4.28 x 7.42)

Kitchen 16'9" x 10'8" (5.11 x 3.26)

Kitchen right side 8'3" x 9'6" (2.54 x 2.90)

Laundry room 6'8" x 8'4" (2.04 x 2.56)

Hallway 1'10" x 2'11" (0.58 x 0.91)

Reception Room 11'2" x 14'8" (3.41 x 4.48)

Bedroom 14'2" x 14'0" (4.32 x 4.27)

Bathroom 7'9" x 7'11" (2.37 x 2.42)

Bedroom 8'7" x 12'9" (2.62 x 3.91)

Bedroom 9'4" x 12'8" (2.85 x 3.88)

Bedroom 14'0" x 10'2" (4.29 x 3.11)

Office 15'3" x 11'7" (4.65 x 3.55)





PROPERTY TYPE House - Semi-Detached  
BEDROOMS 4  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING C  
COUNCIL TAX BAND D



This well presented four bedroom house comprised two reception rooms, wc, kitchen and laundry room, four bedrooms, family bathroom with separate bath and shower, front and rear garden, outhouse/storage and parking for one vehicle. Close to local amenities and transport links. EPC C. Council Tax Band D. Viewing Advised.



what the owners will miss



the location

just a thought...