



Approximate Area = 926 sq ft / 86 sq m  
 For identification only - Not to scale

**Hencliffe Way, Hanham, Bristol, BS15**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**30 Hencliffe Way, Hanham, Bristol, BS15 3TH**  
**Offers In Excess Of £350,000**





Council Tax Band: C | Property Tenure: Freehold

**WHAT A PLOT!** Located in the popular area of Hencliffe Way, Hanham, Bristol, this delightful end terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including a versatile garage conversion that serves as an additional bedroom or study area, this home is ideal for families or those seeking extra space. Upon entering you are welcomed by an entrance hall with doors to the cloakroom, lounge and garage conversion. The well-appointed kitchen flows seamlessly into a bright conservatory, creating a lovely area to enjoy meals while overlooking the garden. The property also features a bathroom with Jacuzzi bath. Outside, the property boasts driveway parking for one vehicle, along with beautifully maintained front, side, and rear gardens. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a tranquil spot to unwind after a long day. Situated in a desirable location, this home is within easy reach of local amenities, school and bus stops, making it an excellent choice for families and commuters alike. Additionally, the nearby river walks provide a picturesque setting for leisurely strolls and outdoor activities. Call today to arrange your viewing!



**Entrance Hall**

Double glazed door to front, tiled flooring, wall cupboard housing fuse board.

**Bedroom/Study Area (Former Garage)**

15'7 x 7'4 (4.75m x 2.24m)  
Double glazed window to front, skylight window, storage cupboards, wood effect flooring, under stairs storage cupboard, wall unit housing gas combination boiler, radiator.

**Cloakroom**

Double glazed window to front, W.C, wash hans basin, radiator, tiled splashback.

**Lounge**

16'11 x 10'2 (5.16m x 3.10m)  
Double glazed window to front, radiator, door way to the inner hall with stairs leading to first floor, ceiling coving, gas fire and surround.

**Kitchen**

9'6 x 7'5 (2.90m x 2.26m)  
Double glazed door and window to conservatory, wall and base units with worktops over, space for fridge/freezer, radiator, tiled effect flooring, one and a half bowl sink unit, tiled splashbacks, space for gas cooker, space for washing machine, space for slimline dishwasher.

**Conservatory**

11' x 8'7 (3.35m x 2.62m)  
Of brick and UPVC construction, radiator, double glazed door to rear, double glazed windows, tiled effect flooring.

**Inner Hallway**

Stairs to first floor landing, radiator.

**First Floor Landing**

Loft access (with drop down ladder, part boarded, light).

**Bedroom One**

12'9 x 8'10 max (3.89m x 2.69m max)  
Double glazed window to rear, radiator, fitted wardrobes, dresser and side tables.

**Bedroom Two**

9'9 x 8'11 (2.97m x 2.72m)  
Double glazed window rear, radiator.

**Bedroom Three**

8'6 x 8'4 (2.59m x 2.54m)  
Double glazed window to front, radiator, open storage cupboard with shelving.

**Bathroom**

9'6 x 5'5 (2.90m x 1.65m)  
Double glazed window to front, W.C, spotlights, tiled flooring, vanity wash hand basin, jacuzzi bath with shower over, part tiled walls, heated towel rail, bathroom storage, tiled flooring, extractor fan.

**Driveway**

Parking for one car.

**Front Garden**

Lawn, wild flowers, meters for gas and electric.

**Side Garden**

Enclosed side garden, two side gates to rear garden, outside tap, vegetable plot, chicken enclosure, side gate to front, lawn area.

**Rear Garden**

Enclosed rear garden, cat flap to lounge, side gate, shed, lawn area, plants and shrubs, patio area, water butt, fire pit, feature covered pergola with patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

