



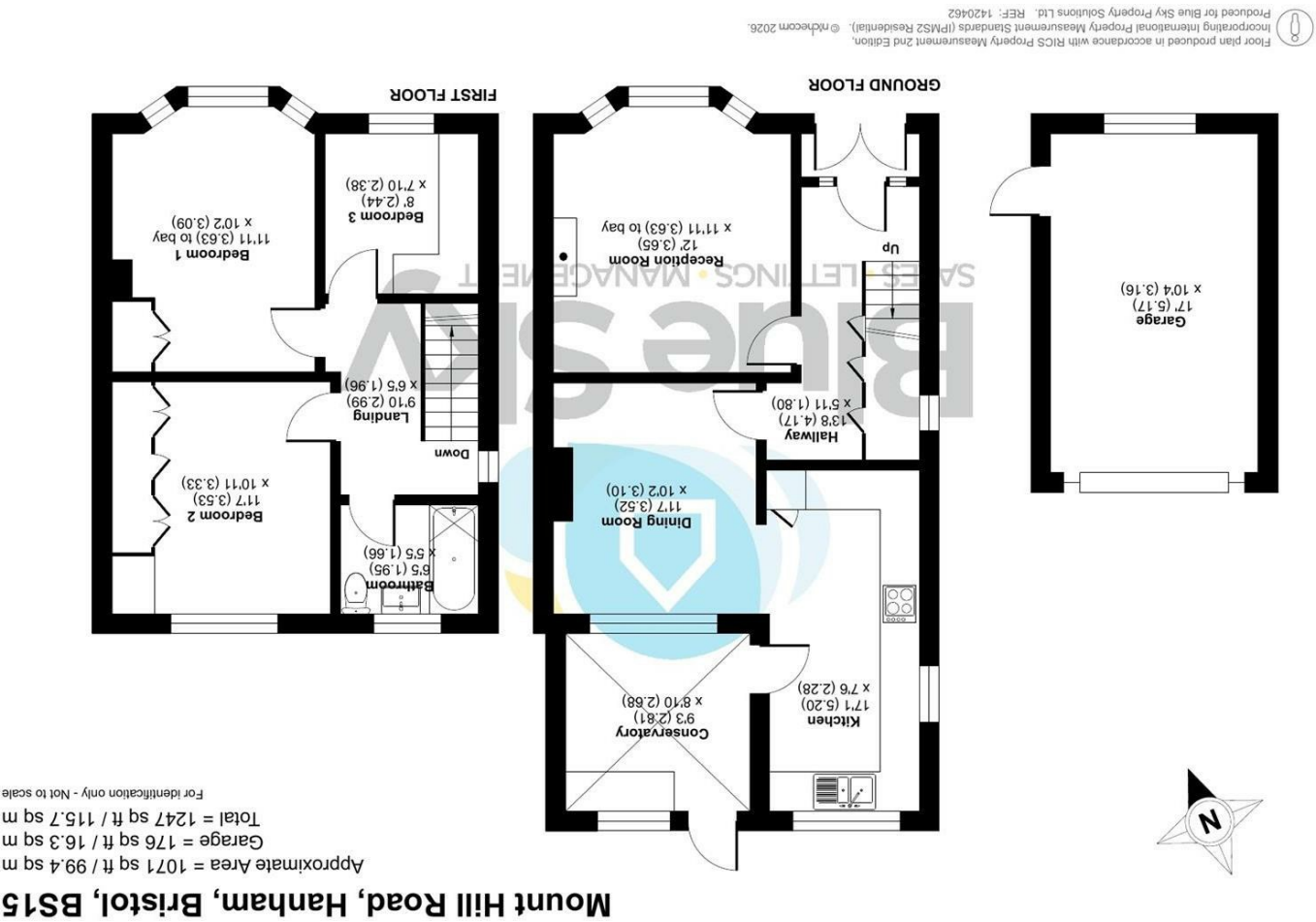


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The Important Bit
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't 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/drainage 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.





Council Tax Band: C | Property Tenure: Freehold

LOVE WHERE YOU LIVE! Located on the desirable Mount Hill Road in Hanham, Bristol, this simply stunning semi-detached home is a true gem. Lovingly cared for by its current vendor, the property boasts an inviting atmosphere that is sure to appeal to families and professionals alike. As you enter, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The lounge offers a warm and welcoming space, while the dining room seamlessly opens to the kitchen, creating a wonderful flow for family gatherings and dinner parties. Additionally, a delightful conservatory extends the living space, providing a bright area to enjoy the garden views throughout the year. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this home is the generous south-facing rear garden, which is ideal for outdoor activities, gardening, or simply soaking up the sun. The property also includes a garage and parking for up to three vehicles, providing convenience and ease for busy households. Situated close to local amenities and a popular primary school, this home offers both comfort and practicality. Whether you are looking for a family home or a peaceful retreat, this semi-detached house on Mount Hill Road is a wonderful opportunity not to be missed!



Entrance Porch

Double glazed French door to front, wooden shoe rack and hanging rail.

Entrance Hall

13'8" x 5'11" (4.17m x 1.80m)
Door and windows to front, radiator, floor boards, stairs to first floor landing, base unit housing fuse board and electric meter, under stairs storage cupboard with three door access (housing gas meter, space for a tumble dryer and double glazed window to side).

Lounge

12' x 11'11" into bay (3.66m x 3.63m into bay)
Double glazed window bay to front, fitted base units, radiator, floor boards, shelving, inset wood burner with hearth and oak mantel.

Dining Room

11'7" x 10'2" (3.53m x 3.10m)
Double glazed window to rear, radiator, fitted alcove units, open to kitchen.

Kitchen

17'1" x 7'6" (5.21m x 2.29m)
Double glazed windows to rear and side, double glazed door to conservatory, wall and base units with oak worktops, ceramic one and a half bowl sink and drainer with mixer tap, tiled splash backs, gas hob, double electric oven, extractor hood, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge/freezer, wall unit housing gas combination boiler, spotlights, open to dining room.

Conservatory

9'3" x 8'10" (2.82m x 2.69m)
Double glazed windows to rear, double glazed door to rear, tiled flooring, double glazed glass roof, window seat with wood top.

First Floor Landing

9'10" x 6'5" (3.00m x 1.96m)
Double glazed window to side (fire escape), loft access (with drop down ladder, part boarded and light), modern Tulip wood balustrade.

Bedroom One

11'11" into bay x 10'2" (3.63m into bay x 3.10m)
Double glazed bay window to front, fitted book shelf, radiator, fitted double wardrobe with shelving, hanging rail and full-width drawers.

Bedroom Two

11'7" x 10'11" (3.53m x 3.33m)
Double glazed window to rear, radiator, built-in side tables with oak tops, wall cupboard, built-in dressing table, fitted mirror (with space for TV and TV point set behind the mirror), built-in wardrobes.

Bedroom Three

8' x 7'10" (2.44m x 2.39m)
Double glazed window to front (fire escape), radiator, built-in desk, storage and shelves.

Bathroom

6'5" x 5'5" (1.96m x 1.65m)
Double glazed window to rear, W.C, wash hand basin, heated towel rail, part tiled walls, tiled flooring, enclosed bath with shower over, shower screens.

Front/Driveway Parking

Driveway parking for two cars to front, path to front door, shrubs and decorative stones.

Rear Garden

Indian sandstone patio, lawn area, Ryder Pro putting green, outside tap, bin storage with living roof, gated side access, decorative chippings, border of plants, open to additional parking space for one car, gates to rear access lane, door to garage.

Garage

17'0" x 10'4" (5.18m x 3.15m)
Up and over door to front, door to side, window to rear, fuse board for garage, power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

