DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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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.

Hallway

Living Room
23'3" x 10'2" (7.10m x 3.12m)

Dining Room
11'9" x 10'2" (3.59m x 3.10m)

Kitchen
11'8" x 7'2" (3.56m x 2.20m)

Sunroom
15'9" x 7'8" (4.82m x 2.35m)

Utility Room
7'9" x 4'10" (2.38m x 1.48m)

Landing

Bedroom
13'10" x 10'11" (4.24m x 3.35m)

Bedroom
11'4" x 9'9" (3.46m x 2.99m)

Bedroom
7'11" x 7'10" (2.42m x 2.41m)

Bathroom
6'11" x 5'11" (2.13m x 1.81m)

- Three-bedroom semi-detached home
- Spacious living room
- Separate dining room
- Fitted kitchen with breakfast area
- Family bathroom
- Generous rear garden
- Off-street parking
- Offered for sale with no onward chain

62 Memorial Road, Hanham, Bristol, South Gloucestershire, BS15 3JW
Offers In Excess Of £325,000 Freehold

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PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D

Well proportioned three bedroom semi detached home.

Entrance hallway, living area, dining area, kitchen with breakfast area, three bedrooms and an upstairs bathroom, off street parking and sizeable rear garden.

the location

Super popular location, within walking distance of local junior and senior schools. The local shops of both Memorial Road and Hanham high street are both within easy striking distance. The more comprehensive facilities of the retail park at nearby Longwell Green are but a short drive away. Bristol 4.1miles Bath 9.4miles

what the owners will miss

Offered for sale with no onward chain!

just a thought...

Although requiring substantial modernisation, and updating, this home offers spacious accommodation and a large garden, located in a highly desirable road. Priced to sell, if you are looking for something to make your own mark, this is your opportunity!