



- Lounge
- Separate dining room
- Kitchen
- Three good size bedrooms
- Bathroom and separate WC
- Corner plot garden
- Off street parking
- No chain

8 Marion Road, Hanham, Bristol, BS15 3LF  
£315,000 Freehold



Hallway  
12'5" x 11'6" (3.81m x 3.51m)

Living Room  
11'5" x 11'6" (3.48m x 3.21m)

Dining Room  
8'3" x 8'3" (2.53m x 2.53m)

Kitchen  
8'3" x 8'3" (2.53m x 2.53m)

Lobby

Store

Landing

Bedroom  
11'6" x 11'1" (3.51m x 3.38m)

Bedroom  
11'5" x 11'0" (3.49m x 3.37m)

Bedroom  
7'10" x 8'5" (2.39m x 2.58m)

Bathroom  
5'8" x 5'1" (1.73m x 1.55m)

WC  
5'7" x 2'6" (1.71m x 0.77m)

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.



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 3  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING E  
COUNCIL TAX BAND C



A 1950s style three bedroom semi detached property requiring updating and modernisation, situated in a desirable location.

The accommodation comprises entrance hall, generous lounge, separate dining room and a kitchen.

To the first floor are three good sized bedrooms, a bathroom and separate WC.

Outside, the property stands in corner plot gardens with a driveway providing off street parking.



### the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.7 miles Bath 8.9 miles

### just a thought...

An ideal opportunity to acquire an affordable property in this sought after location, with scope to incorporate your own ideas into it's refurbishment.

*Offered for sale with  
no onward chain!*