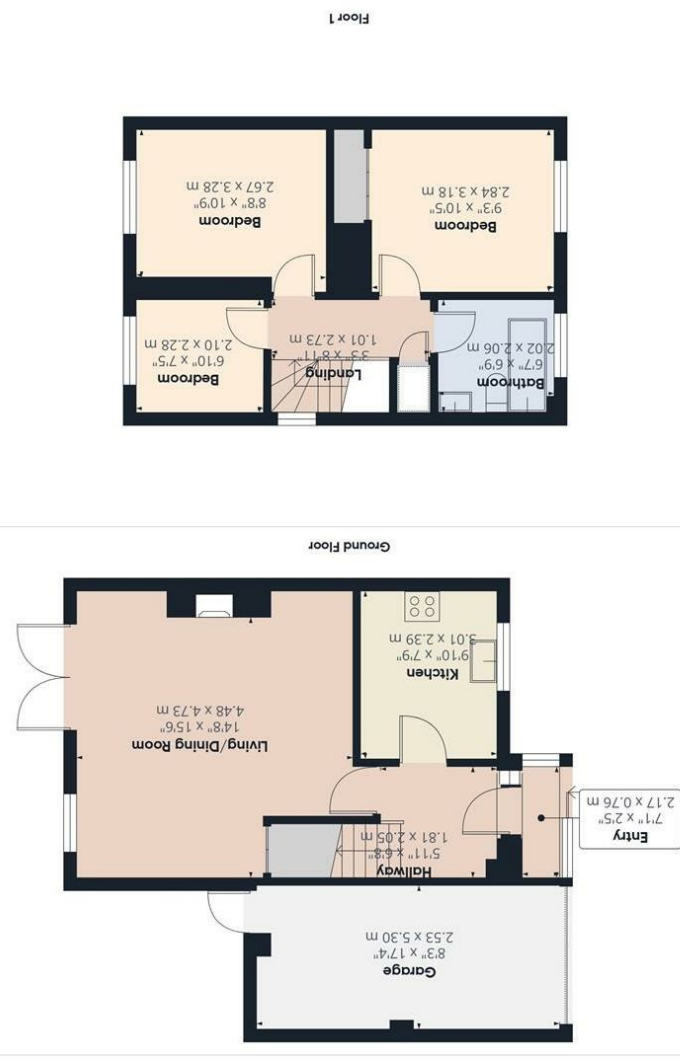


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- 8'3" x 17'4" (2.53 x 5.30)
Garage
- 6'7" x 6'9" (2.02 x 2.06)
Bathroom
- 6'10" x 7'5" (2.10 x 2.28)
Bedroom
- 8'9" x 10'9" (2.67 x 3.28)
Bedroom
- 9'3" x 10'5" (2.84 x 3.18)
Bedroom
- First Floor Landing**
- 9'10" x 7'10" (3.01 x 2.39)
Kitchen
- 14'8" x 15'6" (4.48 x 4.73)
Living/Dining Room
- 5'11" x 6'8" (1.81 x 2.05)
Hallway
- 7'1" x 2'5" (2.17 x 0.76)
Entrance

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.
 (1) Excluding balconies and terraces.
 GIRAFFE360
 Approximate total area:
 867 ft²
 80.5 m²



- Lounge/diner
- Kitchen
- Three bedrooms
- Modern bathroom
- Gas central heating
- Enclosed rear garden
- Garage and parking

23 De Verose Court, Hanham, Bristol, BS15 3SW
£385,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Well presented three bedroom detached family home set on ever popular development.

Entrance hallway, lounge/diner and modern kitchen to the ground floor.

At the first floor are three bedrooms and a bathroom.

With off street parking to front, garage and a pleasant, enclosed lawned rear garden.

Offered for sale with no onward chain!



the location

Set in a popular location, close to Greenbank playing fields, the Bristol to Bath cycle track and Avon ring road. The shops of Hanham high street are a short walk away, and the more comprehensive facilities of the retail park at Longwell Green is a short drive. There are local schools facilities and a range of green spaces all within easy striking distance. Bristol 3.8 miles Bath 8.4 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered a modern house before, this could be the one! Well located with off street parking, garage and garden this is an ideal young family home.