

The figure displays two floor plans for a property. The **Ground Floor** plan includes a Conservatory (12'11" x 11'0", 3.96 x 3.37 m), a Kitchen (15'9" x 10'8", 4.82 x 3.26 m), a Living Room (12'4" x 13'0", 3.78 x 3.98 m), a Hallway (4'4" x 6'4", 1.32 x 1.94 m), and an Entry (3'4" x 3'9", 1.02 x 1.16 m). The **Floor 1** plan includes a Bedroom (9'0" x 9'1", 2.75 x 2.78 m), a Bathroom (6'2" x 6'0", 1.89 x 1.84 m), a Landing (6'3" x 8'3", 1.92 x 2.53 m), a Bedroom (8'10" x 12'6", 2.70 x 3.83 m), and another Bedroom (6'6" x 9'5", 1.99 x 2.88 m). Dimensions are provided in both feet and inches, and meters.

Floor	Room	Dimensions (ft x in)	Dimensions (m x m)
Ground Floor	Conservatory	12'11" x 11'0"	3.96 x 3.37
	Kitchen	15'9" x 10'8"	4.82 x 3.26
	Living Room	12'4" x 13'0"	3.78 x 3.98
	Hallway	4'4" x 6'4"	1.32 x 1.94
	Entry	3'4" x 3'9"	1.02 x 1.16
Floor 1	Bedroom	9'0" x 9'1"	2.75 x 2.78
	Bathroom	6'2" x 6'0"	1.89 x 1.84
	Landing	6'3" x 8'3"	1.92 x 2.53
	Bedroom	8'10" x 12'6"	2.70 x 3.83
	Bedroom	6'6" x 9'5"	1.99 x 2.88



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



A rare opportunity to acquire a three bedroom semi detached property situated in a highly desirable position.

The accommodation is being partly renovated and nearing completion and comprises entrance hall, a lounge opening through to a modern fitted kitchen/dining room and a conservatory extension being re-roofed.

To the first floor are three bedrooms and bathroom.

Outside, are established gardens, the rear boasting a composite lodge, access to garage and driveway.

Early viewing advised to avoid disappointment.



the location

Set a short distance from Hanham high street, this superbly placed home is a short walk from Avon Valley Park, with its wooded and river walks towards both Hanham Mills and Conham River Park. Longwell Green District Centre's retail park with Marks and Spencer and Costa Coffee, is a short drive away. Locally there are good junior and senior schools, doctors and dentists and a frequent local bus service. Bristol 3.5 miles Bath 9.5 miles

just a thought...

If you are looking for a countryside feel, yet with all the benefits of city living, this house offers the best of both!

*Offered for sale with
no onward chain!*