

for sale

£180,000 Leasehold



Lower Chapel Road Hanham Bristol BS15 8SH

The maisonette is ideally located near Hanham High Street, offering shops, schools, parks, and great transport links to Bristol and Bath, with leisure and healthcare facilities close by. LEASEHOLD property and is likely to be subject to ground rent as well as service charges approx £240 a year.

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Property Details

Entrance Hall

Double glazed door to the front, stairs leading to the first floor landing, radiator

First Floor Landing

Staircase to the second floor and door leading to the lounge/dining room.

Lounge/ Dining Room Irregular Shaped Room 17' max x 16' 5" max (5.18m max x 5.00m)

Two double glazed window to the front, radiator.

Kitchen 8' 7" x 6' 3" (2.62m x 1.91m)

A range of fitted wall and base units, rolled edge work tops, tiled splashbacks, under counter electric oven, gas hob, one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, space for dishwasher, radiator.

Utility Room/ Cloakroom Wc

Space for washing machine, space for tumble dryer, low level WC, pedestal hand basin, radiator.

Second Floor Landing

Loft access

Bedroom One 21' 3" x 9' 4" (6.48m x 2.84m)

Velux style window to the side, double glazed french doors to the balcony, radiator

Bedroom Two 17' 4" x 8' 7" (5.28m x 2.62m)

Velux style window to the side, double glazed french doors to the balcony, radiator, cupboard housing the gas boiler.

Shower Room

Enclosed shower cubical with main shower, pedestal hand basin, low level WC, tiled flooring, radiator

Balcony

To the rear of the property and can be accessed by both bedrooms, tiled with outside light.

Parking

Gravel driveway to the front.





To view this property please contact Connells on

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Property Ref: BLG104497 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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