

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.

- Living Room 11'8" x 14'6" (3.56 x 4.42)
- Dining Room 10'3" x 12'4" (3.13 x 3.76)
- Kitchen/Breakfast Room 7'5" x 14'6" (2.27 x 4.44)
- First Floor Landing 10'7" x 14'9" (3.25 x 4.51)
- Bedroom 10'7" x 14'9" (3.25 x 4.51)
- Bedroom 10'9" x 12'5" (3.29 x 3.81)
- Bedroom 7'0" x 9'0" (2.15 x 2.75)
- Shower Room 6'9" x 5'4" (2.08 x 1.65)

Approximate total area 968 ft<sup>2</sup> 89.7 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

GIRAFFE360

(1) Excluding balconies and terraces.



- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower Room
- Gardens
- Garage
- No onward Chain!

8 Samuel White Road, Hanham, Bristol, BS15 3LZ  
**£380,000** Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



A spacious 1950 style bay fronted end of terrace property situated in one of Hanham's most sought after roads.

The accommodation comprises a porch, hallway, bay fronted lounge, dining room, kitchen/breakfast room, a rear porch and a downstairs WC.

To the first floor are three good sized bedrooms and a shower room.

Outside are gardens to the front and rear and a garage approached via an access lane.



## the location

Set in one of Hanham's more popular roads, and within level walking distance of local schools and locals shops at both Memorial Road and Hanham high street, the more comprehensive facilities of Longwell Green district centre, and its range of national retailers is but a short drive away. The Avon ring road and Bristol to Bath cycle track are readily accessible. Bristol 4.2 miles Bath 9 miles.

*No Onward Chain*

just a thought...

An ideal family home perfectly situated for popular schools and amenities. Viewing recommended.