

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.

- Entry
- Hallway
- Living Room 14'5" x 12'3" (4.41m x 3.74m)
- Dining Room 12'6" x 11'4" (3.83m x 3.46m)
- Kitchen 15'4" x 6'11" (4.68m x 2.11m)
- Sun Room 11'1" x 9'2" (3.40m x 2.80m)
- Landing
- Bedroom 12'1" x 10'8" (3.70m x 3.27m)
- Bedroom 12'7" x 7'9" (3.84m x 2.37m)
- Bedroom 7'9" x 9'3" (2.38m x 2.83m)
- Bathroom 8'2" x 6'0" (2.49m x 1.85m)
- Loft Room 19'4" x 17'7" (5.90m x 5.36m)
- Ground Rent - £5.75 per annum
- Lease - 10000 years from 1955



- Living room
- Separate dining room
- Kitchen
- Conservatory
- Three bedrooms
- Garage and parking
- Large, enclosed garden
- Gas central heating
- Elevated view

45 Kelston Grove, Hanham, Bristol, BS15 9NJ  
**£450,000** Leasehold

PROPERTY TYPE House - Semi-Detached

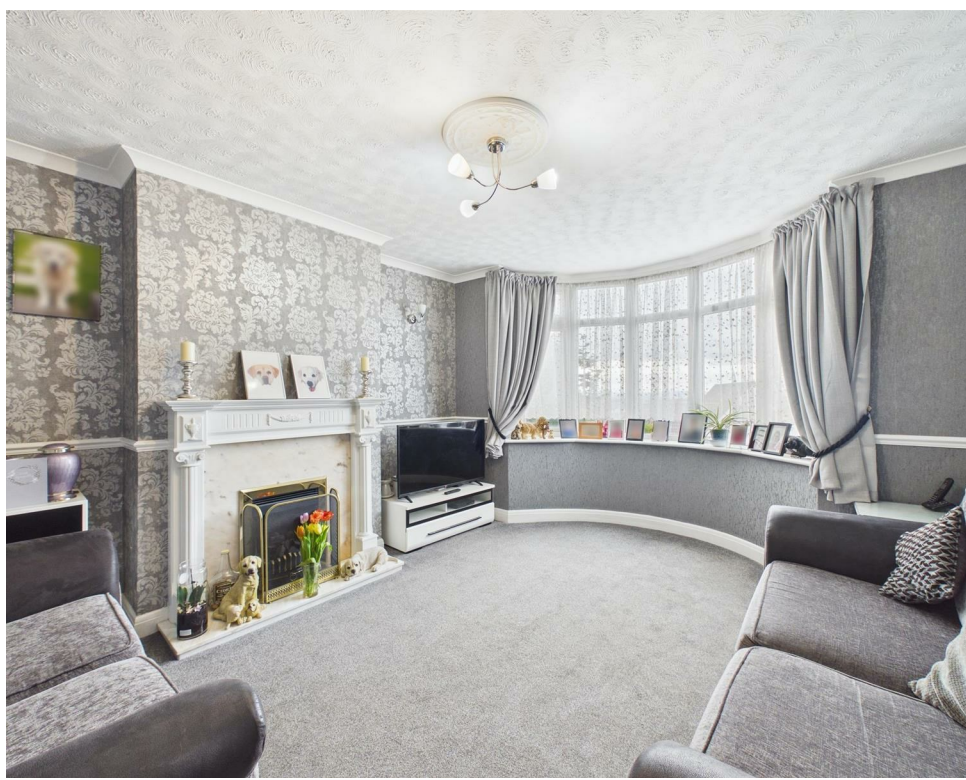
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well proportioned semi detached home, entrance hallway, living room, separate dining room, kitchen and conservatory at the ground floor.

At the first floor are three bedrooms and a refitted family bathroom.

With off street parking to the side and a single detached garage, with electric roller shutter door, there is a large, enclosed rear garden with two lawned areas and two patio areas with commanding elevated views.



## the location

Set in the ever popular Kelston Grove, a short distance from the green space of Cock Road Ridge, lovely elevated views towards South Bristol, the Bristol to Bath cycle track and Avon ring road are readily accessible. Aspect Leisure centre and Longwell Green retail park are both within walking distance, with the extensive range of national retails, gym, swimming pool and cinema complex. Bristol 3.9 miles Bath 8.8 miles

*Commanding,  
elevated views!*

## just a thought...

If you hadn't considered this area before, think again! A whole host of conveniences on your doorstep, yet with green space and excellent access to local schools, Bristol city centre and Bath beyond.