

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures 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.

- Utility Room** 5'10" m x 8'11" (1.78 m x 2.72m)
- Bathroom** 9'2" x 8'11" (2.80m x 2.72m)
- Bedroom** 13'0" x 8'11" (3.96m x 2.72m)
- Ensuite** 9'1" x 7'4" (2.78m x 2.26m)
- Bedroom** 15'4" x 15'5" (4.68m x 4.72m)
- Sunroom** 8'11" x 6'0" (2.74m x 1.84m)
- Kitchen/Dining Room** 22'6" x 12'5" (6.87m x 3.80m)
- Living Room** 22'6" x 12'1" (6.86m x 3.68m)
- Hallway**
- Porch**



- Spacious detached bungalow
- Open-plan kitchen and dining room
- Two double bedrooms with master ensuite
- Off-street parking
- Double garage
- Quiet cul-de-sac location

PROPERTY TYPE Bungalow

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND D

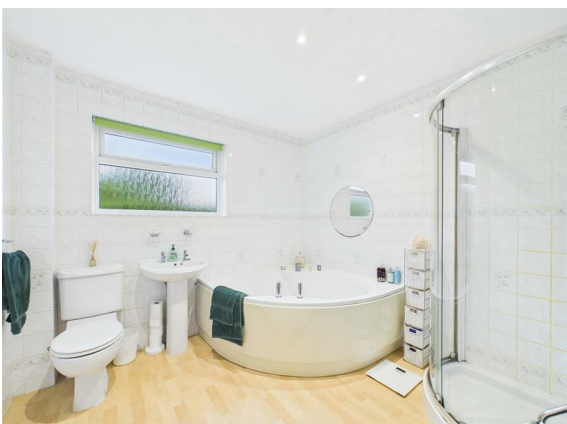


A spacious and gracious detached bungalow. Entrance hallway, large living room, open plan kitchen/dining room, sunroom, utility room, two double bedrooms (with master ensuite) and family bathroom. Set in a large plot with off street parking and a double garage. Surprisingly spacious, a viewing is recommended.



### the location

Set in a convenient cul-de-sac location offering good access to the High Streets of Hanham and Kingswood. Backing on to playing fields, this home is within walking distance to Beacon Rise Primary School. The more comprehensive facilities of the retail park at Longwell Green are a short drive away. Bristol 4.4 miles Bath 9.8 miles



### what the owners will miss

*"We have really loved living in our bungalow and bringing up our two children here. We will definitely miss all of our lovely neighbours in the cul-de-sac. We have particularly enjoyed bring a short walk away from the local shops of both Hanham and Kingswood"*



### just a thought...

If you thought bungalows were compact, this one breaks the rules! Fabulous, spacious accommodation on a large plot in a great location with a double garage. This is a rare opportunity not to be missed.