

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 3'3" x 5'0" (1.00 x 1.54 m)
- Hallway 12'8" x 12'5" (3.88 x 3.79 m)
- Living Room 18'7" x 9'4" (5.68 x 2.86 m)
- Landing 14'0" x 10'5" (4.29 x 3.18 m)
- Bedroom 12'6" x 9'5" (3.83 x 2.89 m)
- Bedroom 8'10" x 8'5" (2.71 x 2.58 m)
- Bathroom 5'8" x 5'7" (1.75 m x 1.72 m)
- Garden Store 6'0" x 5'6" (1.84 m x 1.70 m)
- Cupboard 3'6" x 2'4" (1.09 m x 0.73 m)
- WC 5'6" x 2'10" (1.70 m x 0.87 m)



Approximate total area 917 ft<sup>2</sup> 85.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Living room
- Kitchen/diner
- Three bedrooms
- Upstairs bathroom
- Enclosed rear garden
- Off street parking to the front
- No onward chain

25 Tudor Road, Hanham, Bristol, BS15 8SE  
**£275,000** Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

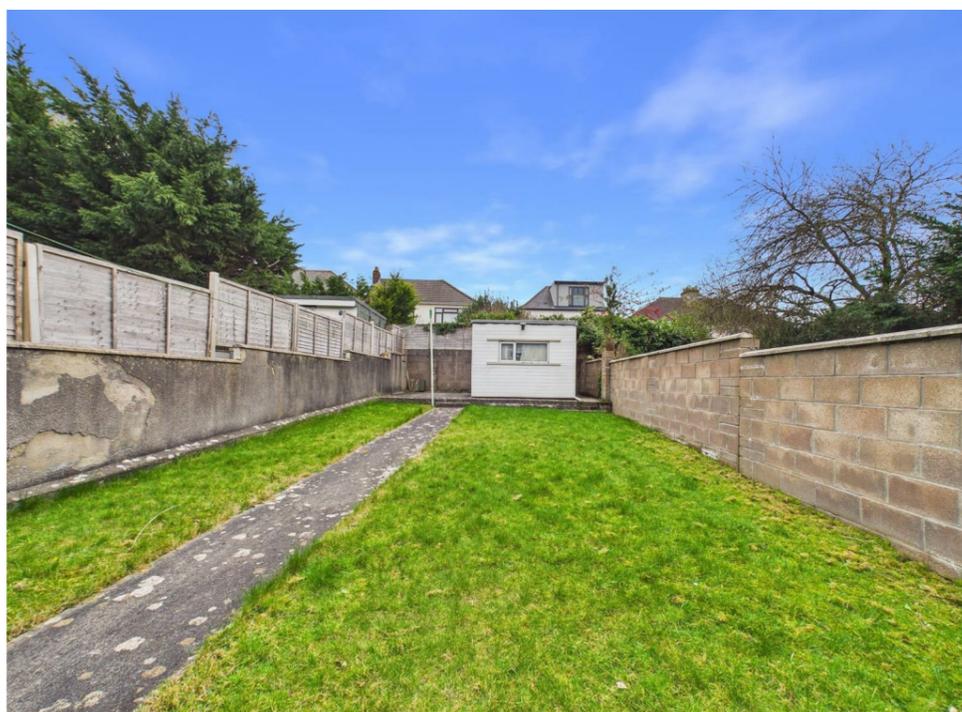
COUNCIL TAX BAND B



Well proportioned three bedroom home in convenient cul de sac location, entrance hallway living room, kitchen/diner, three bedrooms and an upstairs bathroom.

With off street parking to front, and a good sized enclosed rear garden.

Offered for sale with no onward chain!



### the location

Set a short walk from the facilities of Hanham high street, with its range of shops and, cafes. There are good local schools nearby, a host of green spaces, and the more comprehensive shopping facilities of Longwell Green district centre, with national retailers, gym, swimming pool and cinema complex. Bristol 3.4 miles Bath 8.8 miles

*Offered for sale with no onward chain!*

### just a thought...

Although requiring some modernisation and updating, this deceptively spacious home with prove ideal for a young family looking to make their own mark. With parking and garden, this really is a great opportunity for the enterprising purchaser.