

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** 2'11" x 4'11" (0.89 x 1.52 m)
- Hallway** 6'2" x 13'3" (1.88 x 4.04 m)
- Living Area** 14'9" x 12'8" (4.50 x 3.88 m)
- Dining Area** 13'0" x 11'3" (3.98 x 3.45 m)
- Kitchen/Family Room** 17'10" x 11'11" (5.45 x 3.64 m)
- Utility** 8'11" x 3'10" (2.74 x 1.19 m)
- WC** 4'11" x 2'11" (1.52 x 0.89 m)
- Landing** 14'10" x 8'9" (4.54 x 2.69 m)
- Bedroom** 13'0" x 8'10" (3.98 x 2.70 m)
- Bedroom** 8'3" x 7'6" (2.53 x 2.31 m)
- Bedroom** 6'8" x 6'2" (2.04 x 1.88 m)



Approximate total area 1142 ft<sup>2</sup> 106.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



- Extended family home
- Lounge/Diner
- Kitchen/breakfast room
- Utility and downstairs WC
- Three bedrooms
- Beautifully appointed shower room
- Gas central heating and woodburner
- Enclosed rear garden
- Parking

23 Central Avenue, Hanham, Bristol, South Gloucestershire, BS15 3PG  
**Offers In Excess Of £500,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Beautifully presented, lovingly maintained and extended family home in what must be considered one of Hanham's premier roads.

Off street parking, large rear garden, through lounge/diner, kitchen/breakfast room with quartz granite worktops, utility and downstairs w.c.,

At the first floor are three bedrooms, and a beautifully appointed shower room with large walk-in, oversized shower cubicle.

With large flagstone patio, and enclosed lawned rear garden, this is an ideal family home.



## the location

Set a short distance from the local shops and facilities of Hanham high street, there are both local junior and senior schools within walking distance. The greenspace of Gover Road park is literally at the end of the road, and there is excellent access to both the ring road, Bristol to Bath cycle track and nearby Longwell Green retail park. Bristol 3.5 miles Bath 8.5 miles

## what the owners will miss

*"We have lived in the house for 18 years and will be sad to leave. Our neighbours are amazing and the streets WhatsApp group enhance the community feel. Every Christmas the street does a Christmas advent window, which our granddaughter loved, on Christmas eve, walking up the street and finding the 24 advent windows."*

## just a thought...

If you hadn't considered Hanham before, this could be the one! Set close to the heart of Bristol, yet with a feel of the country, this beautifully presented home has it all. Highly sought after, this genuinely is a rare opportunity.