

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

Lease - 1000 years from 16 August 1965

- Hallway 5'6" x 13'1" (1.68 x 4.01)
- Living Room 14'10" x 11'8" (4.54 x 3.57)
- Kitchen/Diner 8'11" x 13'1" (2.72 x 4.01)
- First Floor Landing 65 m<sup>2</sup> (698 ft<sup>2</sup>)
- Bedroom 8'11" x 13'2" (2.73 x 4.02)
- Bedroom 8'11" x 11'8" (2.74 x 3.57)
- Bedroom 5'8" x 8'3" (1.75 x 2.54)
- Bathroom 5'6" x 6'11" (1.68 x 2.11)



- Lounge
- Kitchen/diner
- Three bedrooms
- Family bathroom
- Enclosed rear garden
- Viewing advised

PROPERTY TYPE House - End Terrace

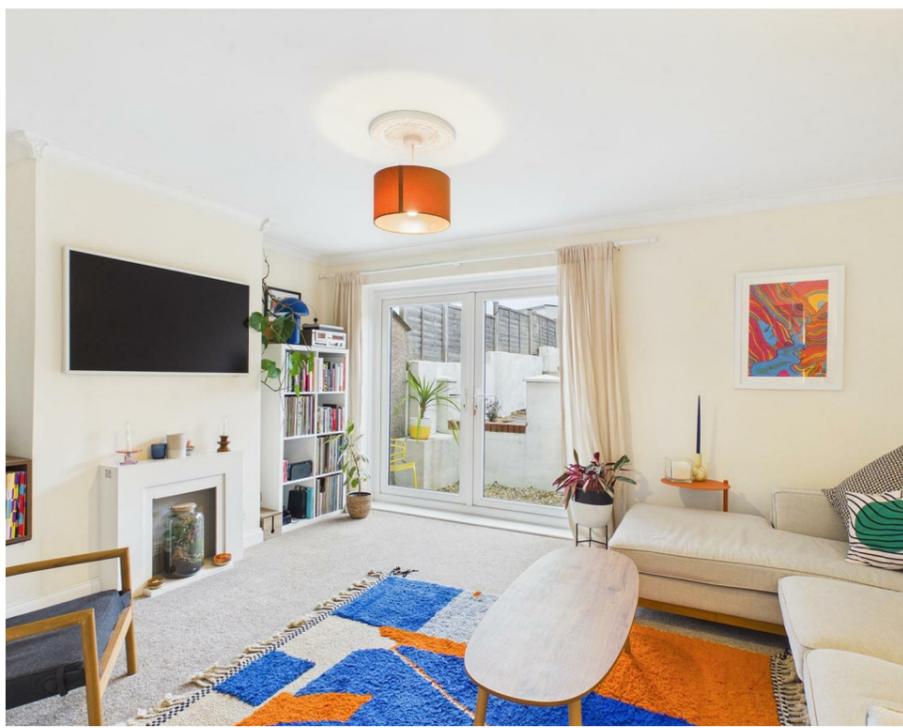
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Beautifully presented modern style home in popular location.

Entrance hallway, good size lounge and kitchen diner.

Three bedrooms and a upstairs family bathroom, enclosed rear garden.



### the location

Popular location close to Crews Hole, Conham river park and Troopers Hill nature reserve. There are local shops nearby at Bryants Hill, and the more comprehensive facilities of Hanham high street are a short distance away. Surprisingly close to the city, yet with a host of green, wooded and river walks literally on the doorstep. This area is a genuinely pleasant surprise to those who don't know it, and is well worth a look.

### what the owners will miss

*"We loved being so close to troopers hill and the river, it's such a nice place for walks, we really enjoyed having so much green space on our doorstep. Also, we always felt so safe and welcome on the street and will really miss the community."*



### just a thought...

If you hadn't considered this age of house before, think again. Modern and bright, with a pleasant garden, great location and all offered at an extremely competitive price point.