

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.

- Porch 3.2" x 2.10" (0.98 x 0.87 m)
- Living/Dining Room 11'11" x 11'9" (3.64 x 3.59)
- Kitchen 5'6" x 11'9" (1.69 x 3.60)
- Sun Room 10'4" x 5'8" (3.16 x 1.74)
- First Floor Landing 15'9" x 8'7" (4.81 x 2.62)
- Bedroom 15'9" x 8'7" (4.81 x 2.62)
- Shower Room 5'6" x 6'3" (1.68 x 1.92)



- Living/dining area
- Kitchen
- Conservatory/sun room
- Bedroom
- Shower room
- Two parking spaces
- Unusually large garden
- Electric heating

PROPERTY TYPE House

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

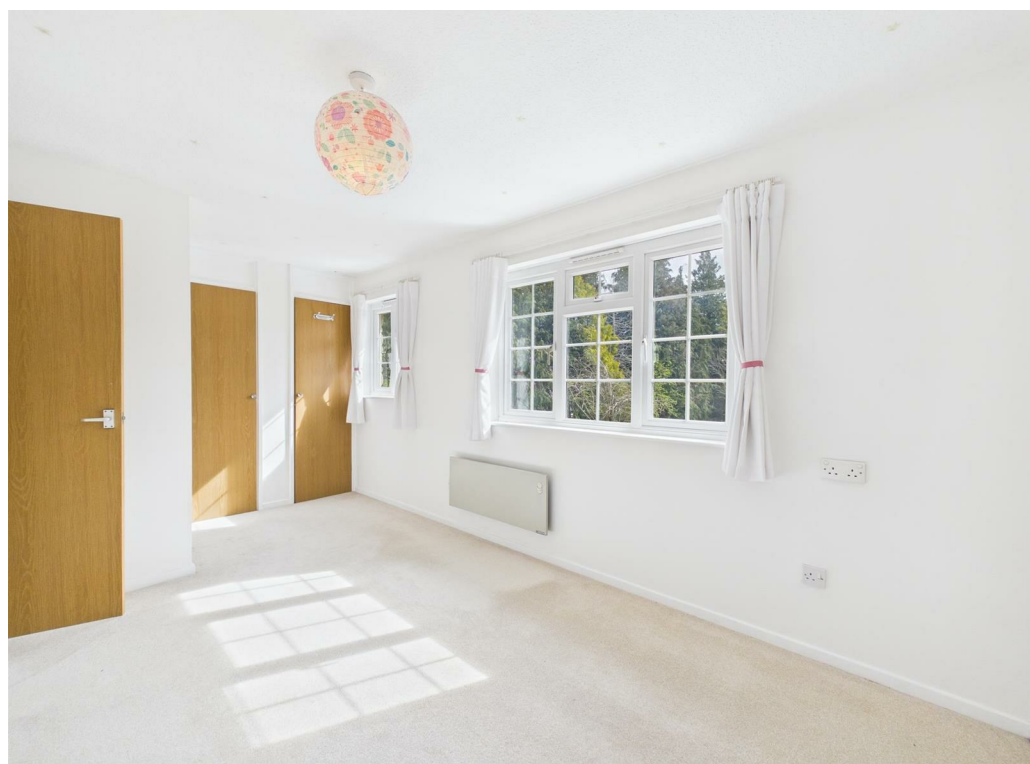
COUNCIL TAX BAND B



Rarely available one bedroom house.

Entrance porch, living/dining area, conservatory/sun room, kitchen, double sized bedroom and upstairs shower room.

Two parking spaces and unusually large, enclosed garden with greenhouse and shed.



the location

Set in popular cul de sac location with green, wooded and riverside walks on the doorstep. Vicarage Road playing fields are at the end of the road and the facilities of Hanham high street are but a short walk away.



Unusually large garden!



just a thought...

Although requiring a little updating, this home is in a wonderful location, with its own parking and a fabulous garden. Houses like this are genuinely rare, and it will provide the basis for a comfortable home for a downsizer or couple alike.