

- Character Terrace Home
- Three Ample Bedrooms
- Extended Accommodation
- Beautiful fixtures and fittings
- Private, sunny aspect rear garden
- Off Street Parking for Two Vehicles



Entry

Hallway

WC
6'2" x 2'5" (1.90m x 0.76m)

Living Room
13'10" x 11'3" (4.23m x 3.45m)

Dining Room
11'2" x 10'10" (3.41m x 3.31m)

Kitchen
16'2" x 10'0" (4.93m x 3.06m)

Landing

Bedroom
11'8" x 8'9" (3.57m x 2.69m)

Bedroom
10'10" x 9'3" (3.32m x 2.84m)

Bedroom
8'0" x 7'6" (2.44m x 2.29m)

Bathroom
5'8" x 5'3" (1.74m x 1.61m)

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.

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

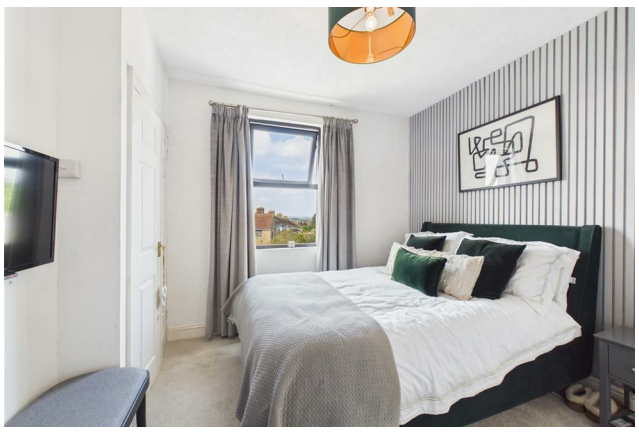




The home is approached via a driveway providing off road parking. A sliding door opens into an entrance vestibule with a further door leading over the threshold of the home. The hallway gives an immediate feeling of both space and style with natural light streaming through from the rear elevation.

The ground floor consists of both living and dining areas, a cloakroom and clever storage solutions. Perhaps one of the most striking features is the single storey, full width extension to the rear which showcases the homes breath taking kitchens. Fitted with a bespoke range of units and solid work tops, there is a breakfast bar, fitted appliances and both a window and bi-folding doors giving access to the sunny rear garden.

To the first floor, two large doubles and a healthy sized single bedroom can be found each served by a wonderful family bathroom itself fitted with a modern white suite. A loft hatch gives access to a large, extremely useful loft storage area that has the added benefit of an access ladder.











the location

The home is conveniently located, close to the centre of Hanham and within easy reach of many popular amenities as well as transport links and highly regarded schooling. Our clients have made vast improvements during their tenure and have presented the accommodation for sale today in fabulous order from top to bottom.

what the owners will miss

We love being so close to Hanham high street and a lovely park across the road. We really enjoy having a big garden, which is fairly large for Bristol and is south facing so gets the sun all day long!
What I will miss the most is our beautiful kitchen which was installed as part of an extension 5 years ago. It feels very luxurious and has huge storage and beautiful quartz worktops. We eat our dinner sat at the breakfast bar every evening and ill definitely miss this!



just a thought...

If you hadn't considered this style of house before, this could be the one! With off street parking and garden all set in an excellent location with great local amenities nearby.