



Gays Road, Hanham, Bristol, BS15

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Like what you see?



13 Gays Road, Hanham, Bristol, BS15 3JR
Guide Price £325,000





Council Tax Band: B | Property Tenure: Freehold

THIS HOME WILL HOLD YOUR HEART! Offered with no onward chain this property has been the current owners family home for many years. Although in need of a little modernising it gives 'happy home' vibes from the moment you walk through the door and is sure to prove popular with its light filled spacious rooms and leafy garden. Positioned within the ever popular area of Gays Road, Hanham, set away from the main road but within easy reach of local shops, schools, open green spaces and play areas, this mid-terraced house presents an excellent opportunity for those seeking a project to make their own. With three well-proportioned bedrooms it's ideal for families or home movers looking for extra space. The two welcoming reception rooms provide that perfect setting in which to relax or to entertain and the conservatory/lean to at the rear extends the living space and offers views to the impressive and charming tree lined rear garden. It offers a generous space in which to enjoy the outdoors, or for those gardeners to enjoy the space. In addition to the family bathroom there's a downstairs loo which is a must in most busy homes! We're very excited to be marketing this lovely home and can't wait to see who will be writing its next chapter!



Porch

Obscured double glazed door to front with front and side panels.

Hallway

10'11 x 6'3 (3.33m x 1.91m)
Door from porch, doors to all rooms, stairs rising to first floor, under stairs storage cupboards, plus further storage cupboards, one housing fuse box, parquet flooring, wall mounted storage heater.

Lounge

13'4 max x 10'7 max (4.06m max x 3.23m max)
Double glazed bay window to front, TV point, gas fire inset into fire place, sliding doors to dining room and door from hallway, wall mounted electric storage heater.

Dining Room

11'1 x 10'6 (3.38m x 3.20m)
Double glazed door to conservatory, double sliding obscured glazed doors from lounge, glazed serving hatch to kitchen, electric storage heater.

Kitchen

10'6 x 8'7 (3.20m x 2.62m)
Two double glazed leaded light windows to rear, double glazed door leading to conservatory, a range of wall and base units with work tops over, stainless steel one and a half bowl sink unit, space for cooker, space for under counter fridge, part tiled walls, breakfast bar

Conservatory

14'6 x 5'10 (4.42m x 1.78m)
Double glazed door to rear, double glazed windows to side and rear, door from kitchen, skylight, tiled floor, patio door from dining room, door to cloakroom, space and plumbing for washing machine.

Cloak Room

Obscured double glazed window to rear, tiled floor, wall light, W.C., vanity wash hand basin.

First Floor Landing

Doors to all rooms, loft access.

Bedroom One

12'10 x 10'6 (3.91m x 3.20m)
Double glazed window to front, electric storage heater.

Bedroom Two

12'10 x 10'8 (3.91m x 3.25m)
Double glazed window to rear, TV point, fitted wardrobes, wall lights, electric storage heater.

Bedroom Three

6'11 x 5'10 (2.11m x 1.78m)
Double glazed window to front, built-in storage cupboard.

Bathroom

Obscured double glazed window to rear, panelled bath with shower over, tiled flooring, shower screen, fitted cupboards, wall mounted electric heater, W.C., vanity wash hand basin, wall mounted boiler, heated towel rail.

Front Garden

Enclosed by wall, gated access, paving, flower and shrub borders, area laid to decorative stone.

Rear Garden

Enclosed by boundary wall and fencing, gated rear access, patio area, laid to lawn with flower and shrub borders, pond, green house.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

