



- Well presented and deceptively spacious extended home
- Lounge/diner
- Extended kitchen
- Three bedrooms
- Approximately 120' rear garden with rear access
- Viewing advised

PROPERTY TYPE House - Terraced

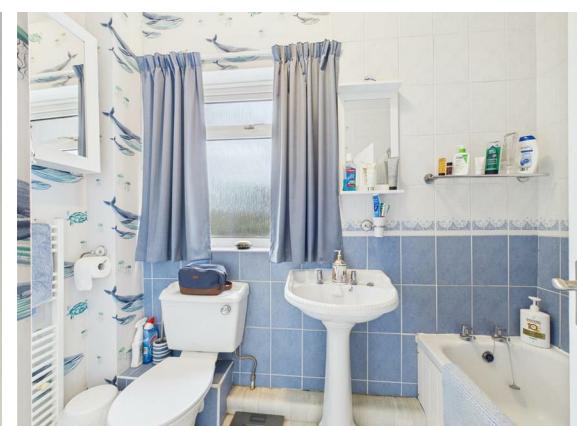
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



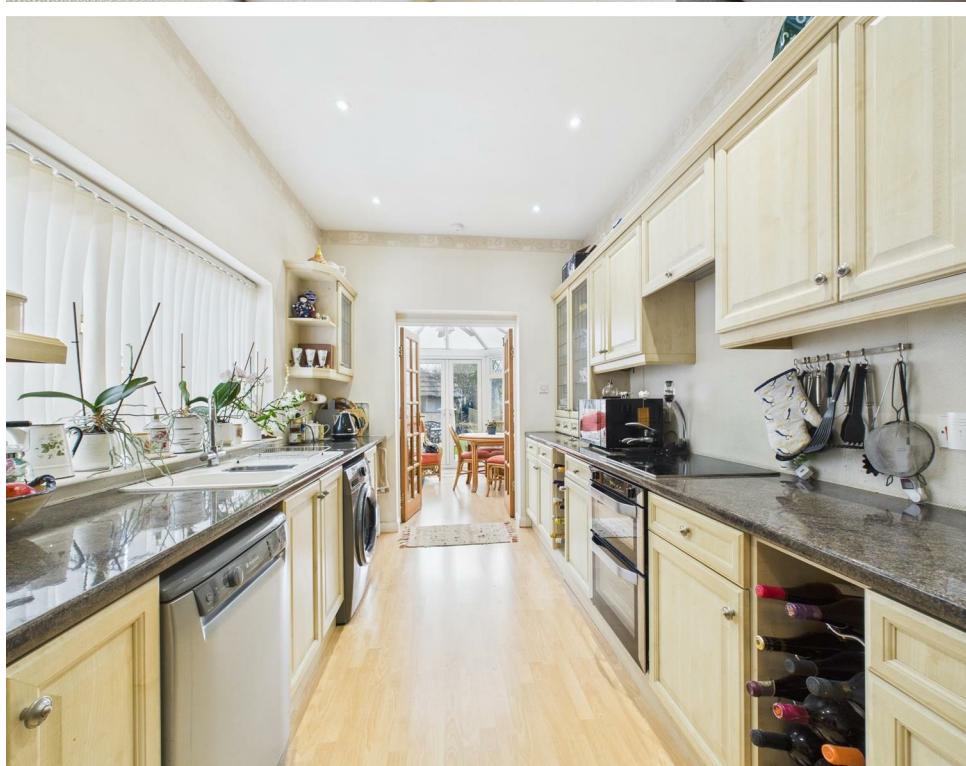
An extremely well presented and deceptively well proportioned three bedroom home.

With good sized through lounge/diner, extended kitchen and conservatory at the ground floor.

At the first floor are three bedrooms and a family bathroom.

To the rear, is an unusually large garden for a house of this era extending to approximately 120'. The garden also has rear access.

Offered in good decorative order, this home is an ideal opportunity.



## the location

Well placed a short distance from the shops and facilities of Hanham high street. There are local schools close by, and the more extensive shopping facilities of Kingswood and Longwell Green are both within easy striking distance. Bristol 3.3 miles Bath 8.8 miles



## what the owners will miss

*"We have lived in this house for the last 50 years. We had a double extension built in 1975 that gave us a large kitchen with bedroom above. The garden has given us pleasure with a gazebo being built that has seen many garden parties, later we had a conservatory built and had to refit the kitchen.*

*We have made the house very comfortable for our family over the past 40 years and will miss the above aspects."*



## just a thought...

Behind this modest exterior lies a deceptively spacious, beautifully maintained and well loved family home of 50 years. Large garden, character and ready to move into and all offered at an extremely competitive price point.