2 Albert Road, Hanham, Bristol, BS15 3QX

£330,000 Freehold

DW SMITH EST 19 99



- Two double bedrooms
- Living room
- Dining room
- Kitchen
- Sun room
- Bathroom
- Garden



Hallway

Dining Room
11'7" x 11'6" (3.54m x 3.51m)

Living Room
12'7" x 12'1" (3.85m x 3.69m)

Kitchen
9'10" x 8'0" (3.01m x 2.44m)

Sun Room
9'7" x 6'4" (2.93m x 1.95m)

Landing

Bedroom
14'9" x 11'8" (4.52m x 3.57m)

Bedroom
12'7" x 9'2" (3.84m x 2.81m)

Bathroom
9'10" x 7'11" (3.01m x 2.43m)

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.

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PROPERTY TYPE House

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





A lovely two bedroom home offering spacious accommodation alongside an attractive rear garden.

The ground floor comprises an entrance hallway, two generous reception rooms, a modern fitted kitchen and a light-filled sunroom overlooking the garden.

Upstairs there are two double bedrooms and a contemporary bathroom.

Outside, the property enjoys a well-maintained garden, with the added benefit of a useful storage shed.

Conveniently positioned close to local shops, amenities and excellent bus links into the city centre, this appealing home would make an ideal purchase. Early viewing is highly recommended.











the location

Ideally located in a well established part of Hanham, just a short walk from the High Street, the property is perfectly positioned for a variety of shops and everyday conveniences. Hanham is popular for its welcoming community atmosphere and choice of local schools, while regular transport links offer easy access to Bristol city centre.

what the owners will miss

Easy access for both Bristol and Bath

Local shopping very good with the retail park which is expanding

Great neighbours



just a thought...

Well presented throughout, this attractive property would make a perfect first-time purchase or an ideal choice for those looking to downsize to a home that is ready to move straight into.