

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.



- Hallway: 12'6" x 11'5" (3.82m x 3.50m)
- Living Room: 11'3" x 10'4" (3.45m x 3.15m)
- Dining Room: 14'11" x 8'2" (4.56m x 2.51m)
- Landing: 11'6" x 11'2" (3.53m x 3.41m)
- Bedroom: 11'5" x 10'11" (3.50m x 3.34m)
- Bedroom: 8'6" x 7'9" (2.60m x 2.37m)
- Bedroom: 7'7" x 5'6" (2.33m x 1.69m)



- Lounge
- Separate dining room
- Kitchen
- Three bedrooms
- Off street parking
- Enclosed garden
- Viewing advised

38 Marion Road, Hanham, Bristol, South Gloucestershire, BS15 3LF  
**Asking Price £380,000** Freehold

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



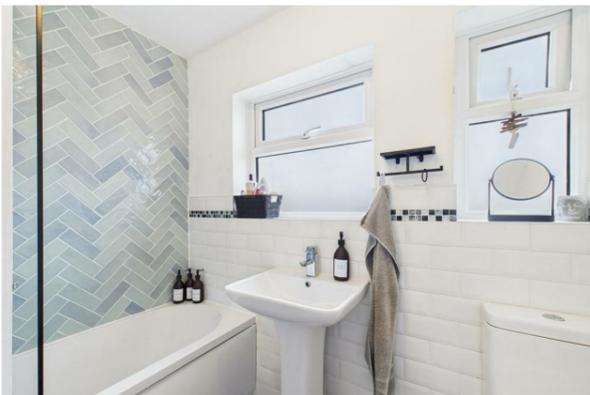
A spacious 1950's semi detached property situated in this sought after location.

The accommodation comprises entrance hall, good size lounge, a separate dining area and a kitchen.

To the first floor are three generous bedrooms and a modern bathroom.

Outside, is off street parking to the front and to the rear is an enclosed garden with a feature decked area.

A prompt internal viewing is highly recommended to appreciate all on offer.



## the location

Set in the ever popular district of Hanham, this home has a range of facilities within easy striking distance to include local shops at Memorial Road, junior and senior school, and the greenspaces of Gover Road, Hencliffe woods, leading down to the River Avon. The more comprehensive facilities of both Hanham high street and Gallagher retail park at Longwell Green are but a short drive away. Bristol 3.7 miles Bath 9.0 miles

## what the owners will miss

*"We will miss our neighbours, the quiet location and our family picnics on Hanham Common during the Summer."*



## just a thought...

A well presented property with further potential to extend (subject to planning).