

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

- Entry 14'2" x 6'0" (4.34m x 1.83m)
- Living Room 12'10" x 21'9" (3.93m x 6.64m)
- Dining Room 10'5" x 10'0" (3.19m x 3.06m)
- Kitchen 14'2" x 7'10" (4.32m x 2.39m)
- Conservatory 11'3" x 10'2" (3.44m x 3.10m)
- Landing 12'11" x 8'11" (3.96m x 2.73m)
- Bedroom 10'9" x 10'5" (3.30m x 3.18m)
- Bedroom 8'2" x 7'2" (2.51m x 2.20m)
- Bedroom 7'1" x 5'5" (2.16m x 1.67m)



- Through lounge/diner
- Kitchen
- Conservatory
- Three bedrooms
- Gardens
- Garage
- No onward chain

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Three bedroom end of terrace home in popular location.

Entrance porch, entrance hallway, through lounge/diner, kitchen and conservatory. At the first floor are three bedrooms and a family bathroom.

With good size gardens to front and rear, there is also the benefit of a larger than average garage, access via a rear lane.



the location

Well placed for access to local junior and senior schools, the green space of Gover Road, Hencliffe Woods and walks by the River Avon. With local shops at nearby Memorial Road, the more comprehensive facilities of Hanham high street and Longwell Green retail park, are both within easy striking distance. Bristol 3.8 miles Bath 8.9 miles



Offered for sale with no onward chain.

just a thought...

Although requiring some updating, this well loved and well proportioned property will provide a young family the basis for a comfortable and conveniently located family home. Decent garden, and garage, this home is a real opportunity.