



- Beautifully presented semi-detached family home
- Three first-floor bedrooms
- Master bedroom with dressing area and en suite shower room
- Generous through lounge/dining room
- Kitchen with adjoining utility lobby
- Family bathroom featuring a claw-foot roll-top bath and separate shower
- Beautifully landscaped, enclosed rear garden
- Detached garage
- Ample off-street parking to the front and side

54 Whittucks Road, Hanham, Bristol, BS15 3PT
£500,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or 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
Living Room
15'2" x 12'4" (4.63m x 3.78m)
Dining Room
12'3" x 10'5" (3.74m x 3.18m)
Kitchen
15'0" x 7'10" (4.58m x 2.39m)
Lobby
6'0" x 3'2" (1.83m x 0.97m)
Landing
15'9" x 11'2" (4.82m x 3.42m)
Bedroom
12'9" x 11'3" (3.89m x 3.43m)
Bedroom
9'3" x 7'4" (2.84m x 2.26m)
Bathroom
8'8" x 7'4" (2.66m x 2.24m)
Landing
Bedroom
24'9" x 11'5" (7.55m x 3.50m)
En Suite
5'9" x 3'1" (1.76m x 0.96m)

PROPERTY TYPE House
BEDROOMS 4
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND D



Well proportioned and well presented semi detached family home set within one of Hanham's most popular roads.

Entrance hallway, good sized through lounge/diner, covered patio and kitchen with utility lobby.

At the first floor are three bedrooms and a family bathroom with claw foot roll top bath and separate shower.

At the second floor is a master bedroom with dressing area and en suite shower room.

Externally is ample off street parking to front and side, detached garage and an enclosed, child friendly, beautifully presented garden, with a range of mature trees and shrubs, patio and lawned areas, with various designated seating spaces.



what the owners will miss

*"We moved in 38 years ago. Our children were born and enjoyed growing up in this family home.
We've had lots of fun and wonderful memories in this amazing space. It's a lovely street; blessed with fabulous neighbours. With easy reach to fields, woods and parks, also great for walking to school!
Now our children are grown with families of their own, it's time for us to 'rightsize' and start a new chapter..... "*



the location

A particularly well located property, with a host of nearby local amenities including doctors surgery, vets and dentist, Gover Road playing fields, Bristol to Bath cycle track, wooded walks at Hencliffe Woods towards the River Avon and Conham River park. There are local shops at nearby Memorial Road, Hanham high street is within easy striking distance, and the retail park at Longwell Green with its range of national retailers is but a short drive away. Bristol 3.8 miles Bath 8.6 miles

just a thought...

Behind this pleasant, yet modest exterior conceals a surprisingly well proportioned and lovingly maintained family home that needs to be seen to be fully appreciated. Flexible accommodation, ample parking, fabulous garden - all offered at a competitive price point in a seriously popular location.