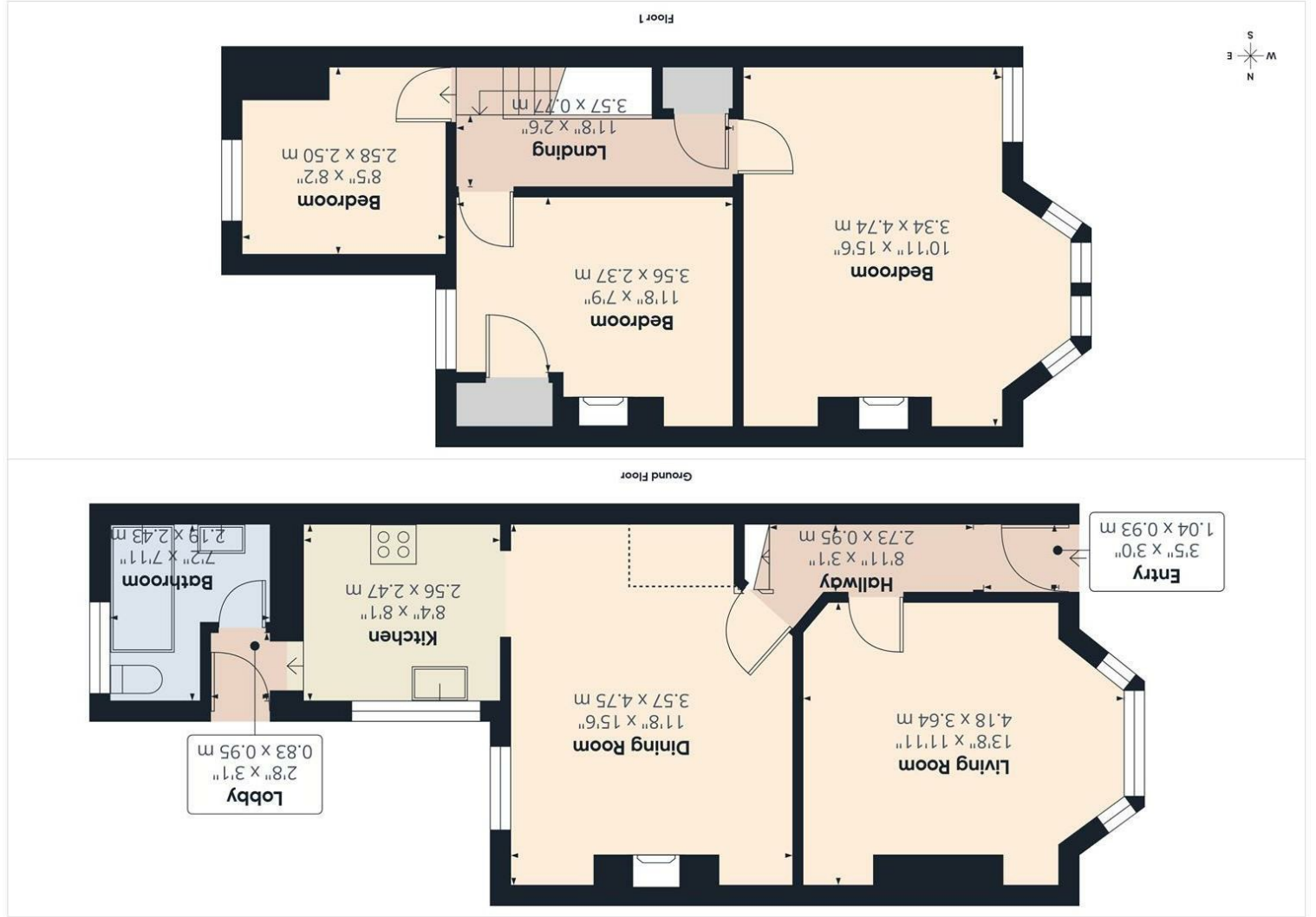


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Entry 3'5" x 3'0" (1.04 x 0.93 m)
- Hallway 8'11" x 3'1" (2.73 x 0.95 m)
- Living Room 13'8" x 11'1" (4.18 x 3.64 m)
- Dining Room 15'7" x 11'8" (4.75 x 3.57 m)
- Kitchen 8'4" x 8'1" (2.56 x 2.47 m)
- Bathroom 7'2" x 7'1" (2.19 x 2.43 m)
- Lobby 2'8" x 3'1" (0.83 x 0.95 m)
- Ground Floor:
  - Living Room 13'8" x 11'1" (4.18 x 3.64 m)
  - Dining Room 11'8" x 15'6" (3.57 x 4.75 m)
  - Kitchen 8'4" x 8'1" (2.56 x 2.47 m)
  - Bathroom 7'2" x 7'1" (2.19 x 2.43 m)
  - Lobby 2'8" x 3'1" (0.83 x 0.95 m)
- First Floor:
  - Bedroom 10'11" x 15'6" (3.34 x 4.74 m)
  - Bedroom 11'8" x 7'9" (3.56 x 2.37 m)
  - Bedroom 8'5" x 8'2" (2.58 x 2.50 m)
  - Bedroom 8'5" x 8'2" (2.58 m x 2.50 m)
  - Landing 11'8" x 2'6" (3.57 x 0.77 m)



- Living room
- Dining area
- Modern kitchen
- Downstairs bathroom
- Three bedrooms
- Gas central heating
- Pleasant garden to rear
- No onward chain!

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B

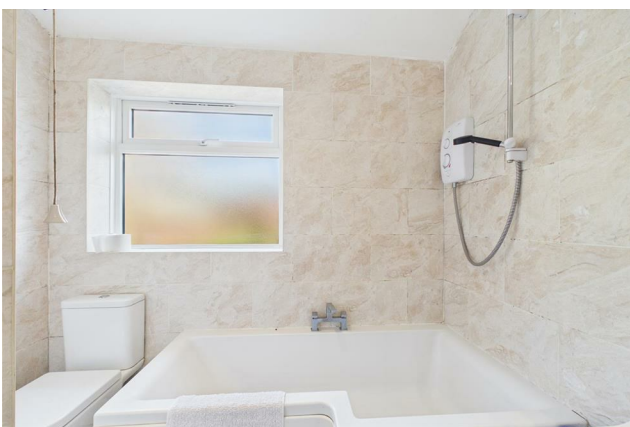


Well proportioned double bay Victorian villa, entrance hallway, living room, dining area opening through to modern style kitchen, downstairs bathroom.

With three good size bedrooms at the first floor, the master having a large bay window, with views towards South Bristol.

The property benefits from a pleasant, enclosed rear garden featuring a paved patio area and decking, alongside a lawn. There is a large shed providing ample storage space, as well as secure rear access via a locked gate.

No chain!



### the location

Set on the borders of St George and Hanham, this well placed home is ideal for first time buyers or the young family. Local shops and facilities of Hanham high street are a few minutes walk away and the green space of Dundridge Farm and Magpie Pie Bottom nature reserve are both easily accessible.



### just a thought...

This Victorian home offers spacious and gracious accommodation throughout. Ideally positioned with a wealth of amenities available in Hanham and Longwell Green, as well as nearby green spaces for outdoor enjoyment. A substantial home offered at a competitive price point. Bristol City Centre 3.5 miles Bath 9.1 miles

*Offered for sale with no onward chain.*