



Connells

Hawthorn Avenue
Hanham Bristol

Hawthorn Avenue Hanham Bristol BS15 3ES

for sale offers in excess of
£300,000



Property Description

Set in a charming cul-de-sac, this delightful 1930s-style terraced house blends character and comfort with original features including picture rails and period fireplaces. The ground floor comprises a welcoming entrance hall, a cosy lounge with a feature fireplace, and a separate dining room that opens into a bright sun room offering lovely views across the generous rear garden. Upstairs, there are three well-sized bedrooms and a stylish, modern shower room. Outside, the property boasts a spacious rear garden and a good-sized garage, making it an ideal home for families or those seeking a blend of traditional charm and modern convenience.

Hanham offers good family amenities with local parks, shops, and schools like Samuel White's Infant, Hanham Abbots Junior, and Hanham Woods Academy, all within easy reach.

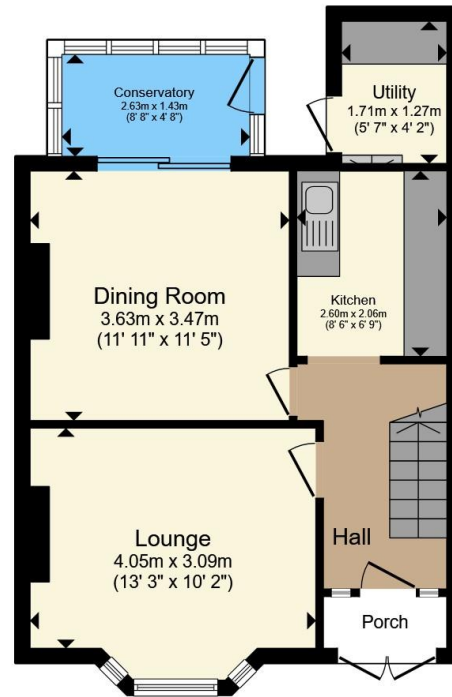
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

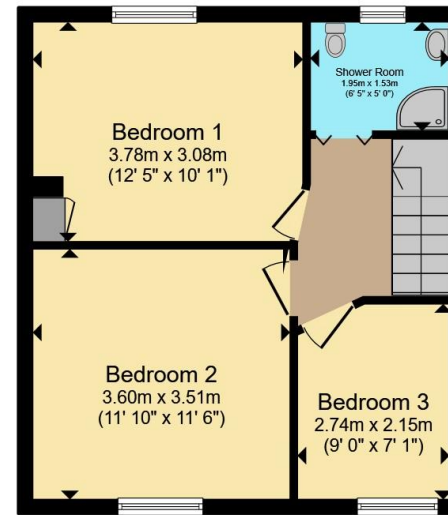








Ground Floor



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104589



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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