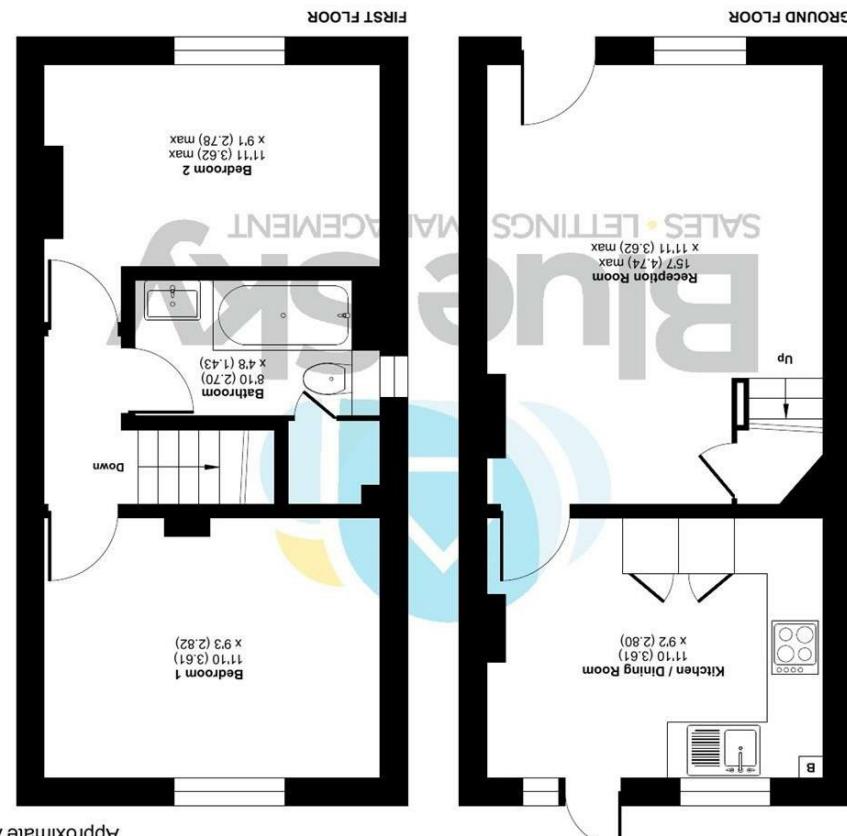


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The logo for Blue Sky Solutions, featuring the company name in a stylized blue font above a blue circular graphic containing a white shield.

Collett Close, Hanham, Bristol, BS15
Approximate Area = 600 sq ft / 55.7 sq m
For differentiation only - Not to scale



33 Collett Close, Hanham, Bristol, BS15 3HZ
Offers In Excess Of £250,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the popular cul-de-sac of Collett Close, Hanham, Bristol, this end terrace house presents an excellent opportunity for those seeking a property with great potential. Boasting two spacious double bedrooms, this home is perfect for small families or couples looking for extra space. The well-proportioned reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The kitchen/diner is a versatile space that invites creativity, allowing you to design your dream culinary area while enjoying meals with family and friends. Although the property is in need of updating, it provides a blank canvas for you to personalise and enhance according to your taste. One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. Additionally, the absence of a chain means you can move in without delay, making this an attractive option for eager buyers. Situated close to local amenities, schools and picturesque river walks, this home offers both convenience and a sense of community. The potential to extend the property to the side, subject to planning permission, further enhances its appeal, allowing you to create the home of your dreams. In summary, this end terrace house in Hanham is a fantastic opportunity for those looking to invest in a property with room for improvement and expansion. With its prime location and ample potential, it is not to be missed.



Lounge

15'7" max x 11'11" max (4.75m max x 3.63m max)

Double glazed window to front, radiator, stairs leading to first floor landing, under stairs storage cupboard, fuse board, door to front.

Kitchen/Diner

11'10" x 9'2" (3.61m x 2.79m)

Two double glazed windows to rear, double glazed door to rear, radiator, wall and base units, worktops, sink and drainer, tiled splashbacks, gas hob, electric oven, cooker hood, space for fridge, space for washing machine, storage cupboard, wall mounted gas boiler.

First Floor Landing

Loft access (no ladder, part boarded, no light).

Bedroom One

11'10" x 9'3" (3.61m x 2.82m)

Double glazed window rear, radiator.

Bedroom Two

11'11" max x 9'1" max (3.63m max x 2.77m max)

Double glazed window to front, radiator.

Bathroom

8'10" x 4'8" (2.69m x 1.42m)

Double glazed window to side, W.C, wash hand basin, enclosed bath, radiator, part tiled walls, airing cupboard housing hot water tank.

Front Garden

Laid to lawn, canopy over front door, gravel area to side.

Rear Garden

Enclosed rear garden, shed, lawn area, tree, patio, open to driveway parking to side, double gates to front driveway.

Driveway

Parking for two cars (one bay behind double gates, one bay in front of the double gates).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

