

Ground Floor

Rooms and Dimensions:

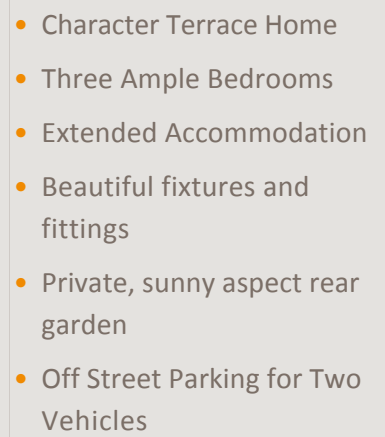
- Living Room: 13'10" x 11'3" (4.23 x 3.45 m)
- Dining Room: 10'10" x 11'2" (3.31 x 3.41 m)
- Kitchen: 10'0" x 16'2" (3.06 x 4.93 m)
- Entry: 1'9" x 7'2" (0.53 x 2.20 m)
- Hallway: 10'10" x 5'3" (3.32 x 1.62 m)
- Hallway: 13'4" x 2'8" (4.07 x 0.82 m)
- WC: 6'2" x 2'5" (1.90 x 0.76 m)
- Terrace: 6'2" x 17'4" (1.90 x 5.31 m)

Area Calculations:

- Approximate total area: 909 ft² / 84.6 m²
- Balconies and terraces: 117 ft² / 10.9 m²

Notes:

- Calculations reference the RICS IPMS 3c standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
- (1) Excluding balconies and terraces



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



The home is approached via a driveway providing off road parking. A sliding door opens into an entrance vestibule with a further door leading over the threshold of the home. The hallway gives an immediate feeling of both space and style with natural light streaming through from the rear elevation.

The ground floor consists of both living and dining areas, a cloakroom and clever storage solutions. Perhaps one of the most striking features is the single storey, full width extension to the rear which showcases the homes breath taking kitchens. Fitted with a bespoke range of units and solid work tops, there is a breakfast bar, fitted appliances and both a window and bi-folding doors giving access to the sunny rear garden.

To the first floor, two large doubles and a healthy sized single bedroom can be found each served by a wonderful family bathroom itself fitted with a modern white suite. A loft hatch gives access to a large, extremely useful loft storage area that has the added benefit of an access ladder.



what the owners will miss

We love being so close to Hanham high street and a lovely park across the road. We really enjoy having a big garden, which is fairly large for Bristol and is south facing so gets the sun all day long!

What I will miss the most is our beautiful kitchen which was installed as part of an extension 5 years ago. It feels very luxurious and has huge storage and beautiful quartz worktops. We eat our dinner sat at the breakfast bar every evening and ill definitely miss this!



the location

The home is conveniently located, close to the centre of Hanham and within easy reach of many popular amenities as well as transport links and highly regarded schooling. Our clients have made vast improvements during their tenure and have presented the accommodation for sale today in fabulous order from top to bottom.

just a thought...

If you hadn't considered this style of house before, this could be the one! With off street parking and garden all set in an excellent location with great local amenities nearby.