



- Lounge/diner
- Kitchen
- Utility
- Three bedrooms
- Gardens
- Garage

70 Gays Road, Hanham, Bristol, BS15 3JX
£325,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C

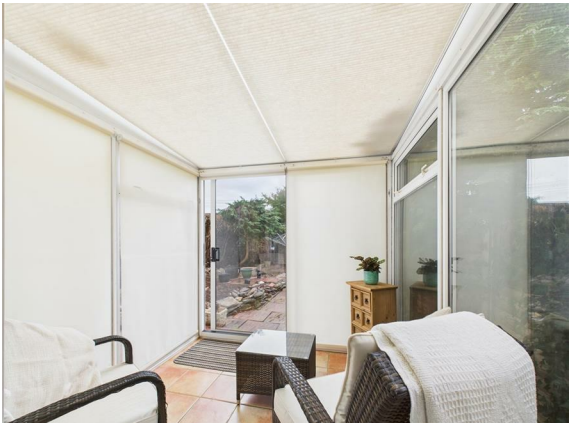


Lovingly maintained and well presented family home.

Entrance hallway, through lounge/diner, kitchen and utility space, three bedrooms and an upstairs bathroom.

With good sized front and rear gardens and a garage to rear.

An ideal family home - offered for sale with no onward chain!



the location

Set in the ever popular district of Hanham, this good sized family home has a range of facilities within easy striking distance to include local shops at Memorial Road, junior and senior school, and the greenspaces of Gover Road, Hencliffe woods, leading down to the River Avon. The more comprehensive facilities of both Hanham high street and Gallagher retail park at Longwell Green are but a short drive away. Bristol 3.7 miles Bath 9.0 miles

just a thought...

Although requiring some light updating, this home is ideal for the young or growing family alike. Decent proportions, good sized garden and a garage all set within a popular area at an extremely competitive price point.

Offered for sale with no onward chain!