

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.



- Generous lounge/dining room
- Kitchen/breakfast room
- Three bedrooms
- Bathroom and separate WC
- Enclosed garden to rear
- Off street parking

23 Samuel White Road, Hanham, Bristol, South Gloucestershire, BS15 3LY  
**Offers In Excess Of £415,000** Freehold

PROPERTY TYPE House - Semi-Detached

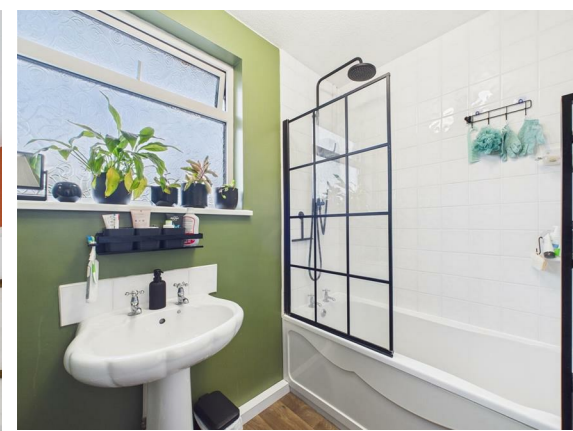
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



A spacious 1950's style semi detached property situated in a highly desirable position in Hanham.

The accommodation comprises hallway, generous lounge/dining room, kitchen/breakfast room, three good size bedrooms, a family bathroom and separate WC.

Outside, is a block pavier driveway providing off street parking and to the rear is a large lawn and patio garden.

Viewing advised.



## the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

*Set in a highly desirable position*

## just a thought...

Substantial family property ideally positioned for access to popular local schools and situated in one of Hanham's most sought after roads. Early viewing recommended.