

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.

- Entry 5'6" x 7'2" (1.68m x 2.18m)
- Hallway Bathroom 8'10" x 7'3" (2.70m x 2.22m)
- Living Room 11'2" x 10'9" (3.40m x 3.28m)
- Dining Area 13'1" x 10'9" (3.98m x 3.28m)
- Kitchen Landing 17'6" x 7'3" (5.34m x 2.22m)
- Dining Area 8'6" x 7'9" (2.59m x 2.37m)
- Living Room 24'8" x 11'11" (7.52m x 3.64m)



- Lounge/diner
- Study
- Modern style kitchen
- Three bedrooms
- Loft room plus additional en suite
- Front and rear gardens
- Driveway

152 Whittucks Road, Hanham, Bristol, BS15 3PY
Offers In Excess Of £410,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Well proportioned semi detached family home in popular location.

Entrance hallway, lounge/diner, plus study area, modern style kitchen.

At the first floor are three bedrooms and a family bathroom, with a loft room and additional en suite.

Front and rear gardens, off street parking and a lawned, level rear garden.



the location

Set on the ever popular Whittucks Road offering great access to all local amenities, including Doctors surgery, local vets and within walking distance to the local high street, with its range of shops, cafes and restaurants. With green walks available at nearby Gover Road playing field, easy access to both the Avon ring road and the Bristol to Bath cycle path, The more comprehensive facilities of the retail park at Longwell Green are a short drive away.

what the owners will miss

We've really enjoyed living at Whittucks Road. It's a friendly, easy-going place to live and a great area for families. Having the countryside right on the doorstep has been one of the best parts, with lovely walks just moments away, while still being close to local shops and everyday essentials. It's been a happy, comfortable home for us, and one we'll really miss.

just a thought...

An ideal family home with flexible accommodation with much scope, off street parking and a good size garden, all offered at a competitive price point with good access to local schools, this is an ideal home for the young, growing or established family.