



- Three-bedroom semi-detached home
- Spacious living room
- Separate dining room
- Fitted kitchen with breakfast area
- Family bathroom
- Generous rear garden
- Off-street parking
- Offered for sale with no onward chain

62 Memorial Road, Hanham, Bristol, South Gloucestershire, BS15 3JW  
Offers In Excess Of £325,000 Freehold



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Hallway  
Living Room  
23'3" x 10'2" (7,10m x 3,12m)  
Dining Room  
11'9" x 10'2" (3,59m x 3,10m)  
Kitchen  
11'8" x 7'2" (3,56m x 2,20m)  
Sunroom  
15'9" x 7'8" (4,82m x 2,35m)  
Utility Room  
7'9" x 4'10" (2,38m x 1,48m)  
Landing  
Bedroom  
13'10" x 10'11" (4,24m x 3,35m)  
Bedroom  
11'4" x 9'9" (3,46m x 2,99m)  
Bedroom  
7'11" x 7'10" (2,42m x 2,41m)  
Bathroom  
6'11" x 5'11" (2,13m x 1,81m)



PROPERTY TYPE House  
BEDROOMS 3  
RECEPTION ROOMS 3  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND D



Well proportioned three bedroom semi detached home.

Entrance hallway, living area, dining area, kitchen with breakfast area, three bedrooms and an upstairs bathroom, off street parking and sizeable rear garden.



### the location

Super popular location, within walking distance of local junior and senior schools. The local shops of both Memorial Road and Hanham high street are both within easy striking distance. The more comprehensive facilities of the retail park at nearby Longwell Green are but a short drive away. Bristol 4.1miles Bath 9.4miles

### what the owners will miss

*Offered for sale with no onward chain!*

### just a thought...

Although requiring substantial modernisation, and updating, this home offers spacious accommodation and a large garden, located in a highly desirable road. Priced to sell, if you are looking for something to make your own mark, this is your opportunity!