

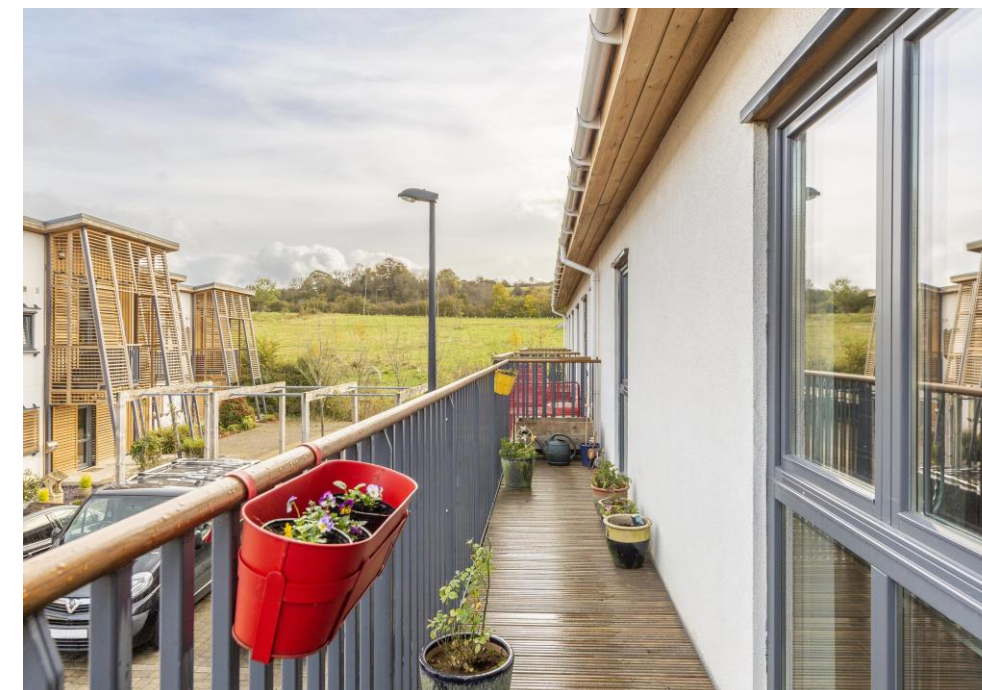


G R E G O R Y S
— E S T A T E A G E N T S —



103 Roman Way
Bristol, BS15 3FG

£245,000



Set within the prestigious, walled Hanham Hall development is this impressive two double bedroom Eco Home which presents itself beautifully throughout one level living. This gorgeous, light filled coach house boasts a contemporary arrangement of accommodation featuring stunning, well sized and beautifully arranged rooms. Located within the award winning development of Hanham Hall, this striking home is a product of a contemporary Barratt design in 2016. Offering stylish one level living, this charming coach house resides to the first floor, with the offering of private driveway parking to the front. Accessible via an external staircase, this chic home offers an excellent arrangement of accommodation to include a showstopping open plan lounge dining room with access to the private, decked balcony with views over the development. The property benefits two bedrooms which both offer double proportions, with a generous main bedroom with fitted storage to the front. Back into the lounge/ diner, a door leads through to fully fitted high gloss kitchen providing a generous array of storage with ample space for any enthusiastic cook. A white suite three piece bathroom completes the accommodation found within. Constructed by Barratt Homes in 2016, the property belongs to this highly acclaimed, flagship development which sets a fine example for economical, energy efficient living. Benefitting from renewable energy sources in addition to mains gas, this property enjoys many benefits as part of the development and active community, such as communal green spaces, greenhouses and allotments (upon application). Just a few steps from the front door is Grade II listed Hanham Hall which offers a range of facilities including a cafe', day nursery and gym. This sale offers a unique opportunity to acquire an attractive home not only bursting with style, but an ecologically friendly way of living. Access to the ring road cycle path and national network beyond can be found to the edge of the development. There are a wide range of amenities within Hanham. A true one of a kind offering to the market that must be explored to fully appreciate all of its features.

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ACCOMMODATION

LOUNGE/DINER 18' 1" x 16' 4" (5.50m x 4.97m)

A dual aspect room with double glazed windows to both front and rear aspects, a double glazed door to the front leading to the decked balcony, radiator, wood flooring, wall lights, built in cupboard housing fuse board, meters and condensing boiler, access to all rooms, access to the loft

KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m)

A double glazed window to the rear aspect, a kitchen comprising matching high gloss matching wall and base units with roll top laminate worktops and matching up stands over, a stainless steel sink and drainer with chrome mixer tap over, integrated electric oven with four ring gas hob and extractor hood over, glass splash backs, space and plumbing for a washing machine, space and plumbing for a freestanding fridge/freezer, built in cupboard housing hot water tank and shelving, loft hatch, ceiling extraction, electric heater

BEDROOM ONE 12' 2" x 12' 0" (3.70m x 3.66m)

A double glazed window to the front aspect, radiator, ceiling extractor, a large built in wardrobe with mirrored sliding doors

BEDROOM TWO 10' 0" x 9' 1" (3.05m x 2.76m)

A double glazed window to the front aspect, radiator, ceiling extractor, wall lights

BATHROOM 8' 11" x 6' 0" (2.71m x 1.84m)

A modern white three piece suite comprising a low level, a pedestal wash hand basin with mixer tap, a paneled bath with chrome mains shower over and mixer tap, glass splash back screen, a frosted double glazed window to the rear aspect, radiator, splash back tiles, wood effect flooring, chrome towel rail, ceiling extraction

FRONT ASPECT

A balcony laid to decking with steps leading down to ground floor level and parking

PARKING

A single parking space to the front

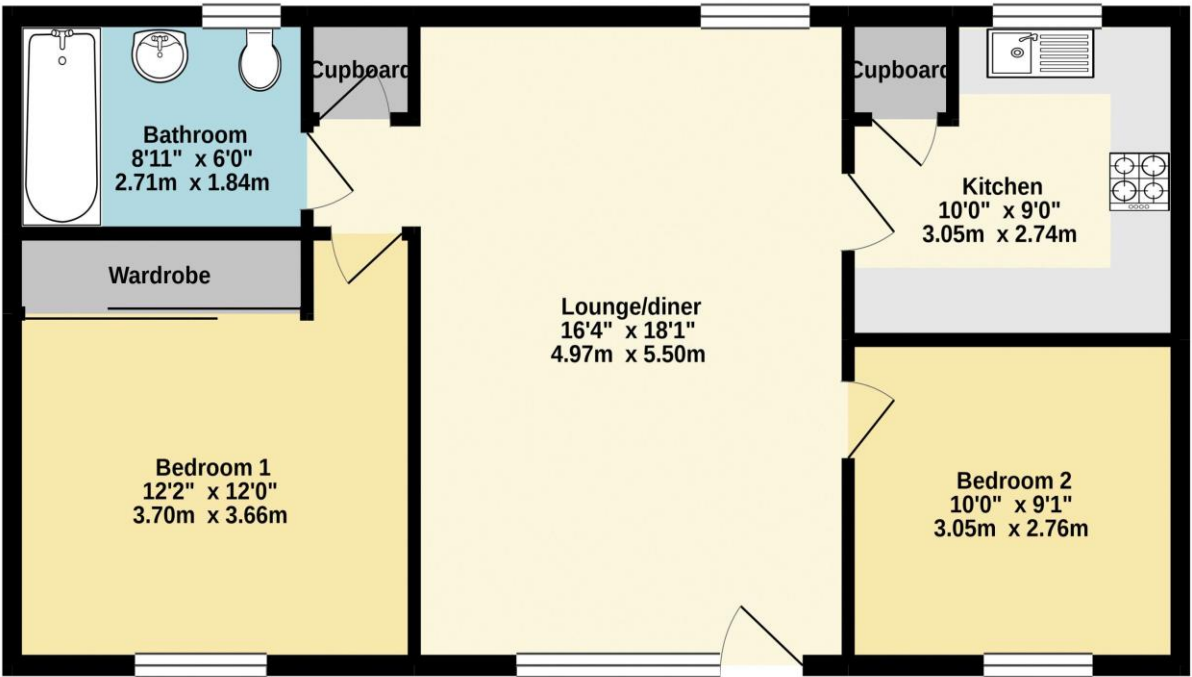
DEVELOPMENT

The Development offers communal outside spaces to include two parks and extensive green spaces, allotments by application, greenhouses and bin storage. Positioned to the entrance of the development is Grade II listed Hanham Hall which offers a range of services to include a nursery, cafe and gym. There is a residents management company which covers upkeep of communal spaces and sees residents benefit from community events and activities. *Please note that this highly energy efficient home is a 'Zero Carbon' Eco build developed by Barratt Homes and benefits from Solar panels to the front aspect roof space. The property is Freehold*





Ground Floor
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



103, Roman Way, Hanham, BRISTOL, BS15 3FG

Dwelling type:	Mid-terrace house	Reference number:	9513-3841-7505-9907-8011
Date of assessment:	09 October 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	09 October 2013	Total floor area:	68 m²

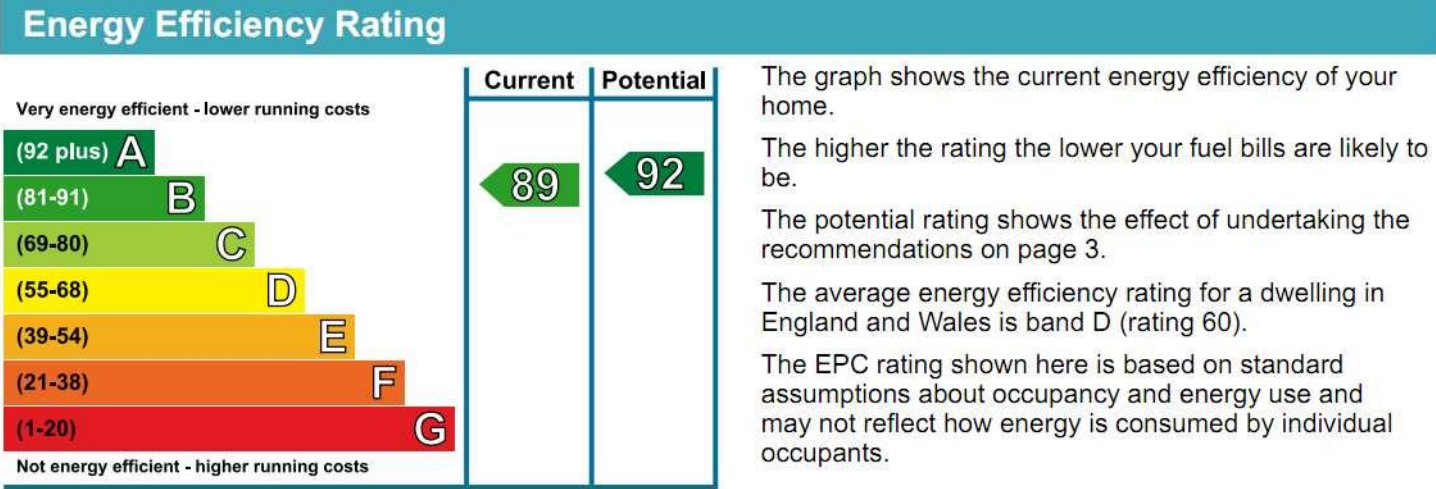
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,005
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 627 over 3 years	£ 627 over 3 years	
Hot Water	£ 255 over 3 years	£ 156 over 3 years	
Totals	£ 1,005	£ 906	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Wind turbine	£1,500 - £4,000	£ 57