



- Two double bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Gardens
- Driveway Parking
- Double glazing
- Gas central heating



- Hallway 16'11" x 11'6" (5.18m x 3.52m)
- Living/Dining Room 12'11" x 9'9" (3.94m x 2.99m)
- Kitchen 14'3" x 11'10" (4.36m x 3.61m)
- Bedroom 9'5" x 9'11" (2.88m x 3.03m)
- Shower Room 6'6" x 5'5" (1.99m x 1.66m)

36 Creswicke Avenue, Hanham, Bristol, BS15 3HE
£320,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures 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 Bungalow - Detached

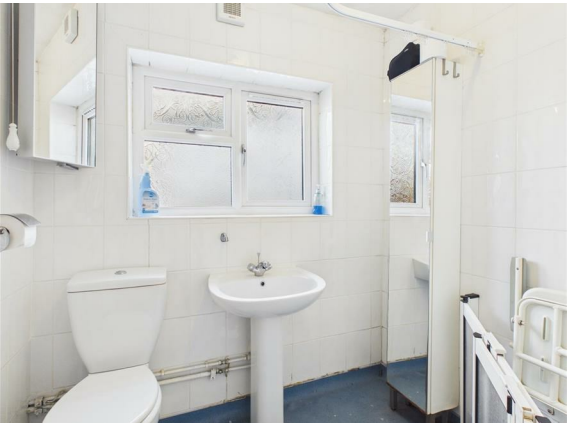
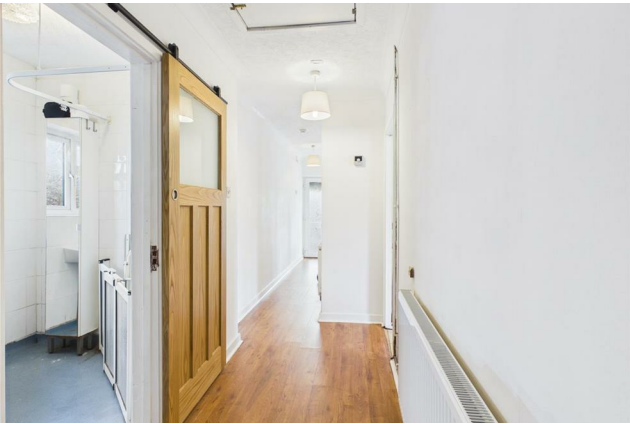
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Positioned on a corner plot with extensive gardens to then side and rear, this substantial detached two double bedroom bungalow comes with off street parking for two cars and a garage.

With a large living space giving direct access to the garden, kitchen/breakfast room and shower room.

the location

Set a short distance from the local shops and facilities of Hanham high street, the greenspace of Gover Road park is literally at the end of the road, and there is excellent access to both the ring road, Bristol to Bath cycle track and nearby Longwell Green retail park. Bristol 3.5 miles Bath 8.5 miles

what the owners will miss

"I have really enjoyed living in my bungalow, where I have made a lovely home for myself and my daughter. Over time, we have built strong local connections through her school and the wider community, and we have become familiar and connected to the local high street, park and surrounding area (Mainly parsons haha). We have been able to get to most places using the cycle track and public transport, which are both on our doorstep. The neighbours have also been incredibly friendly and welcoming, which has helped us feel settled and part of the community. It has become a place where we both feel comfortable, happy and at home. I am going to miss that I have not had the time to completely renovate the house however I know it will be great blank slate for a new family."

just a thought...

This well placed and well proportioned bungalow is a rare opportunity to acquire a comfortable home. Always popular, this is an opportunity not to be missed!