



- Living room
- Kitchen/diner
- Two bedrooms
- Gas central heating
- Enclosed rear garden
- Off street parking
- Alarm
- Viewing advised

38 Collett Close, Hanham, Bristol, BS15 3HZ
Offers In The Region Of £275,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

Living Room
15'7" x 11'11" (4.75 x 3.65)
Kitchen/Diner
9'2" x 11'11" (2.81 x 3.64)
First Floor Landing
Bedroom
7'3" x 11'11" (2.22 x 3.65)
Bedroom
9'2" x 11'8" (2.81 x 3.57)
Bathroom
4'9" x 8'2" (1.45 x 2.51)



PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Two bedroom end of terrace home in super desirable location close to green and wooded walks down to the River Avon.

Living/dining area, kitchen, two bedrooms and an upstairs bathroom, there is off street parking and an enclosed rear garden.

the location

Set a short distance from Hanham high street, Vicarage Road playing fields are at the end of the road leading into wooded walks linking into Conham river park along the River Avon. There are local shops at nearby Memorial Road, and the more comprehensive facilities of the retail park at Longwell Green are a short drive. The ring road and the Bristol to Bath cycle track are readily accessible. Bristol 3.5 miles Bath 9.6 miles

what the owners will miss

"What will I miss? Sitting outside in a south east facing meadow garden in a tranquil location that backs onto woodlands with river walks on the doorstep. You can feel that you're in the country yet it is only a short walk to Hanham High Street and a short drive to Longwell Green"

just a thought...

Although requiring some modernisation, this is a superbly placed modern style home which will be ideal for those seeking to make their own mark. Rarely available this is an opportunity not to be missed!