

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.

- Hallway** 11'9" x 11'6" (3.59m x 3.53m)
- Living Room** 12'5" x 12'2" (3.79m x 3.72m)
- Dining Room** 13'8" x 7'4" (4.17m x 2.26m)
- Sun Room** 7'7" x 6'9" (2.32m x 2.07m)
- Landing** 15'5" x 11'8" (4.71m x 3.58m)
- Bedroom** 12'3" x 7'5" (3.74m x 2.26m)
- Bedroom** 9'11" x 7'10" (3.04m x 2.39m)



- Two reception rooms
- Kitchen
- Sun room
- Two double bedrooms
- Upstairs bathroom
- Landscaped garden
- Gas central heating

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Beautifully presented home with generous living spaces and well landscaped garden.

The ground floor features an entrance hallway, two spacious reception rooms alongside a modern fitted kitchen, and bright sunroom to the rear.

Across the upstairs the property boasts two double bedrooms, and modern bathroom.

Externally, the property benefits from a well landscaped garden, with use of a shed.

Conveniently located next to local amenities with excellent bus links into the city centre, this fantastic home is not to be missed, early viewings are recommended.



## the location

Set in a vibrant, family friendly pocket of Hanham the street sits just off Hanham High Street, granting residents immediate, walkable access to a diverse mix of local shops, cafes, traditional pubs, and daily amenities. Highly regarded for its community feel, the area is well served by excellent local schooling options and offers straightforward transport connections directly into Bristol city centre.

## what the owners will miss

*"The friendly local high street, with it's independent shops and bustling pub, and the access to lovely green spaces and countryside."*

## just a thought...

With the property being in such great condition, this could be the ideal first home for someone, or even someone looking to downsize.