

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: 6'3" x 14'2" (1.92 x 4.34)
- Dining Room: 11'9" x 14'4" (3.60m x 4.39m)
- Living Room: 11'10" x 20'10" (3.61m x 6.35m)
- Kitchen: 6'3" x 16'10" (1.91m x 5.13m)
- Landing: 10'9" x 14'8" (3.28m x 4.49m)
- Bedroom: 10'8" x 11'11" (3.27m x 3.64m)
- Bedroom: 7'2" x 8'6" (2.20m x 2.60m)
- Bedroom: 5'11" x 6'4" (1.82m x 1.94m)



- Dining room
- Extended lounge and Kitchen
- Three bedrooms
- Garage
- Parking
- Good size rear garden
- Offered for sale with no onward chain
- Gas central heating

4 Abbots Avenue, Hanham, Bristol, BS15 3PN
Offers In The Region Of £400,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Well proportioned semi detached family home, entrance hallway, dining room, extended lounge and kitchen.

At the first floor are three bedrooms and a family bathroom.

With off street parking, garage and good sized rear garden.

Offered for sale with no onward chain!



the location

Set in a super, convenient location, with good local schools literally on the doorstep, the facilities of Hanham High Street are a short walk away, and the green space of Gover Road playing fields, Hencliffe Woods and Conham River Park are all within easy striking distance. The Avon Ring Road and Bristol to Bath cycle path are also easily accessible. Bristol 3.5 miles Bath 8.6 miles

Offered for sale with no onward chain!

just a thought...

Although this home offers some updating, it offers generous proportions in a fantastic convenient location. With parking and garage and offered at a competitive price point, this home is an ideal opportunity for the young or growing family.