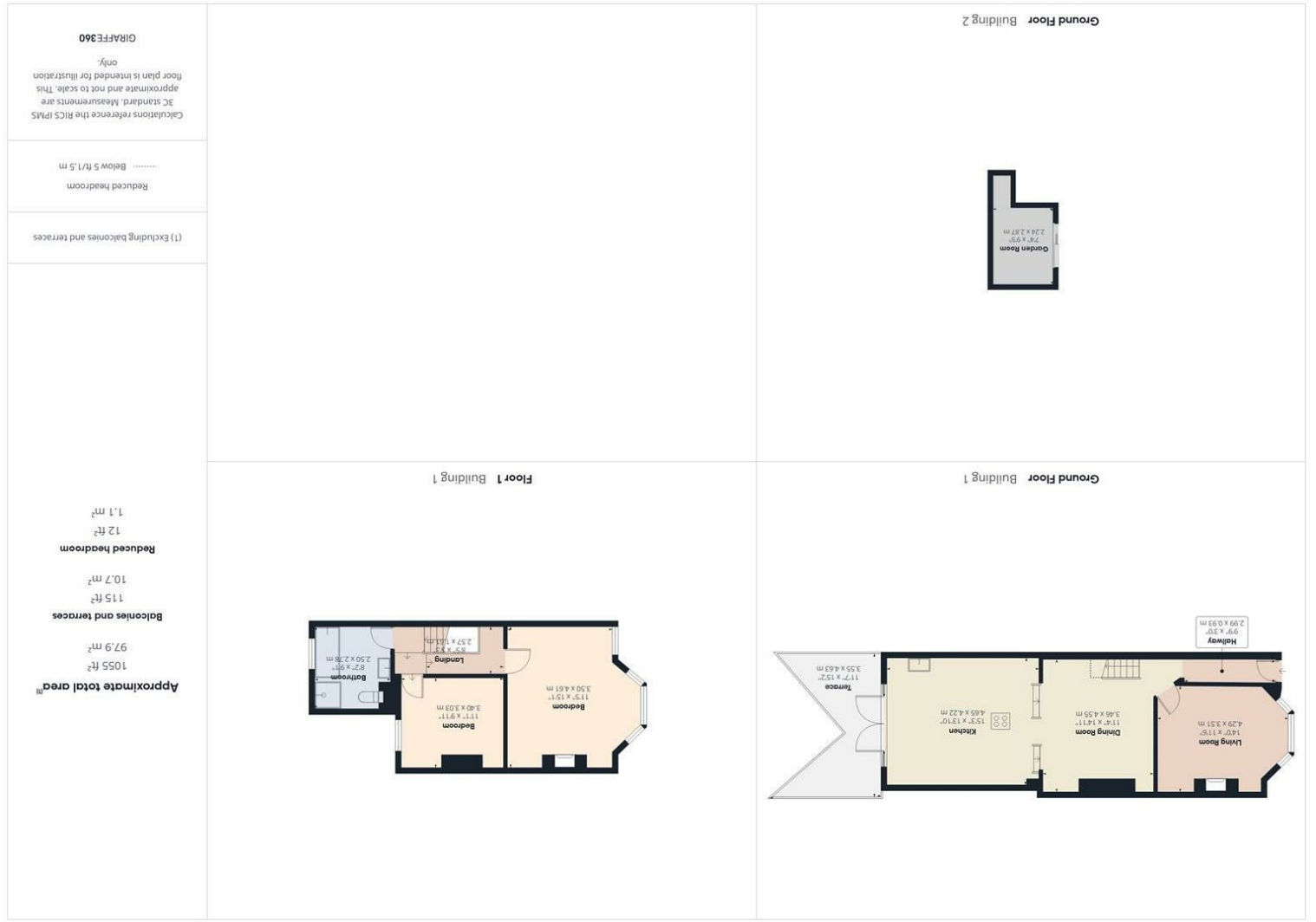


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings, fixtures or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



- Living room with log burner
- Dining area
- Kitchen with island and industrial style concrete flooring
- Double opening doors to rear garden
- Two Bedrooms
- Bathroom with freestanding bath
- Planning approval for a loft conversion reference P19/10082/F

6 Victoria Road, Hanham, Bristol, South Gloucestershire, BS15 3QQ
£375,000 Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

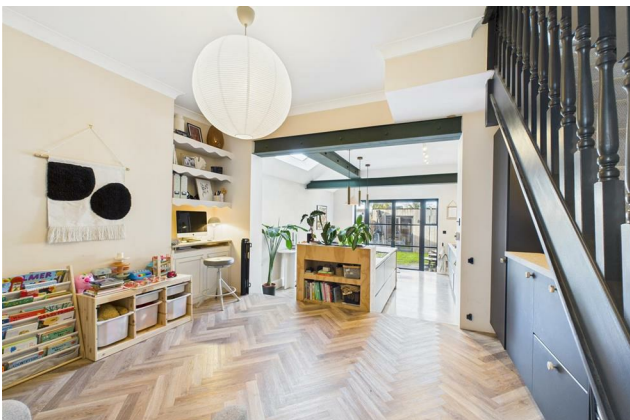
COUNCIL TAX BAND B



Victorian double bay villa set in super, convenient location that has been meticulously improved and modified to create a classic, yet contemporary living space.

Entrance hallway, living room with log burner, dining area with chevron style flooring, opening through to island kitchen, with extensive range of wall and base units set on industrial style concrete flooring and underfloor heating, the benefit of electric/fob operated roof lights, graphite grey double opening doors and windows onto rear garden with garden office/store.

At the first floor are two good size bedrooms and a lovely well proportioned bathroom with a freestanding bath and separate shower.



the location

Set just off Hanham high street with its range of local shops, pubs and cafes, there are green and wooded walks at nearby Gover Road playing fields, Greenbank and nearby Hencliffe woods. The retail park at Longwell Green, with its range of national retailers, cinema and leisure complex is but a short drive away. The Avon ring road and Bristol to Bath cycle path are also readily accessible. Bristol 3.3 miles Bath 8.6 miles

what the owners will miss

"This home has grown with us. When we first moved in as a couple over eight years ago, we dreamed of transforming this Victorian house into a beautiful family home and it has been exactly that. We've loved the character of the period features, the sense of space from the high ceilings, and the cosy evenings spent in front of the log burner. Raising our baby here has been perfect, with everything we've needed just a short walk away, including the library, doctors, and local parks. We've also loved the location, perfectly positioned between Bristol and Bath, with great access to cycle paths, countryside dog walks, and even our nearby allotment. One of the things we'll miss most is the open-plan kitchen, a favourite spot for cooking and hosting friends and family. The natural light was a selling point for us as the morning sun pours into the bedroom and front room, while the evening light settles beautifully across the garden and decking. During lockdown, we built the garden studio ourselves, a project that kept us busy and has since become a wonderfully practical space for working from home and extra storage. This house has given us so many happy memories, and we hope it brings the same warmth, comfort, and charm to its next owners."



just a thought...

Deceptively spacious and meticulously re-modelled, this home is a triumph of architecture and design! Offering spacious accommodation with good flow, and modern features. Homes of the calibre are rarely available.