19 John Chiddy Close, Hanham, Bristol, BS15 3FQ

**Offers In Excess Of £350,000** Freehold

DW SMITH EST 19 99



- Impressive end-terrace family home
- Three bedrooms
- Spacious lounge
- Stylish kitchen/dining room
- Family bathroom
- Ground floor cloakroom & en-suite master bedroom
- Off-road parking for two vehicles




hallway

Living Room

Kitchen/Dining Room
16'2" x 7'9" (4.94m x 2.38m)

WC
6'2" x 2'10" (1.88m x 0.88m)

Landing

Bedroom
12'0" x 9'10" (3.66m x 3.01m)

En Suite
7'4" x 3'2" (2.24m x 0.99m)

Bathroom
8'9" x 8'8" (2.69m x 2.66m)

Bedroom
9'10" x 7'2" (3.02m x 2.19m)

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.

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PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND C





Beautifully presented end-terrace family home in a desirable cul-de-sac. Offering a lounge, kitchen/diner, three bedrooms, family bathroom, en-suite, downstairs cloakroom, enclosed rear garden and parking for two cars. Excellent local walks nearby, with early viewing highly advised.





This property is situated on a private road within John Chiddy Close, therefore is subject to an annual property management fee. These fees are extremely common in newer build areas, which cover but not limited gardening, maintenance and 24 hour street lighting. Over the previous 8 years the fee has ranged from £200-£500 annually dependant on the requirements throughout the year.







## the location

Extremely well located for all that Hanham has to offer, with local schools, shops and a range of pleasant wooded and riverside walks all within easy reach. Hanham High Street, with its excellent range of shops and amenities is just a short distance away, while Longwell Green District Centre is also nearby, offering a wide selection of retail and leisure facilities. Bristol – 3.8 miles | Bath – 11.1 miles

## what the owners will miss

*We have absolutely loved living in this house and will be very sad to leave. It has been a wonderful place to call home, with a friendly and welcoming neighbourhood where we've always felt comfortable. We've particularly enjoyed the fantastic bus links into the city, making getting into town quick and convenient. We've made so many happy memories here and have really enjoyed living in such a lovely area. The only reason we are moving is to be closer to our family, but we will be very sad to leave a home and neighbourhood that we have loved so much.*



## just a thought...

If you're searching for a home that's ready to move straight into, look no further! Early viewing is highly recommended.