28B Church Road, Hanham, Bristol, BS15 3AE

£340,000 Freehold

DW SMITH EST 1999

- Spacious 1970s three-bedroom semi-detached family home
- Generous lounge/dining room with access to conservatory
- Fitted kitchen
- Downstairs WC and Family bathroom
- Well-maintained mature garden
- Garage
- Driveway providing off-street parking
- Within easy reach of Hanham High Street
- Ideal first-time purchase or family home
- Viewing highly recommended

Entry

WC
7'3" x 2'9" (2.22m x 0.84m)

Hallway

Kitchen
11'8" x 8'6" (3.56m x 2.61m)

Living Room
15'2" x 12'11" (4.64m x 3.95m)

Conservatory
10'5" x 8'0" (3.20m x 2.45m)

Landing

Bedroom
13'4" x 9'1" (4.07m x 2.79m)

Bedroom
10'7" x 9'2" (3.23m x 2.80m)

Bedroom
10'3" x 5'8" (3.14m x 1.75m)

Bathroom
5'11" x 5'6" (1.82m x 1.69m)

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 - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING B

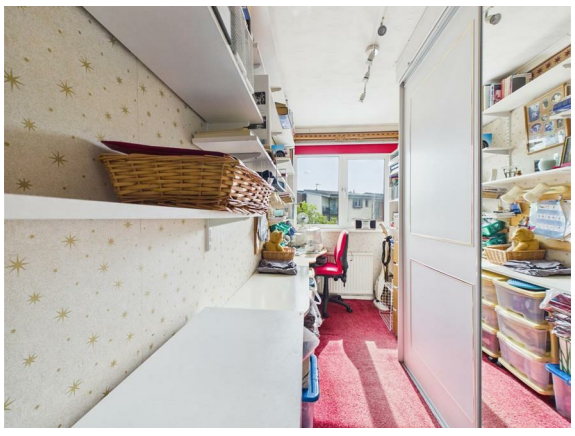
COUNCIL TAX BAND C

This spacious 1970's three-bedroom semi-detached home offers generous living space and excellent potential, making it an ideal choice for families or first-time buyers alike.

The ground floor features an entrance porch leading into a hallway, a generous lounge/dining room with access to a conservatory, a fitted kitchen, and a convenient downstairs WC.

Upstairs, the property comprises three well-sized bedrooms and a family bathroom.

Externally, the home benefits from a driveway providing off-street parking, a garage, and side access to a beautiful, well-tended mature rear garden.



the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.8 miles Bath 9.5 miles

what the owners will miss

"We have lived here for just over 40 years, so we have a lot of memories, had a lot of fun, and seen a lot of changes.
Our children have all grown up and moved to other parts of the country, so now, we are looking to downsize, away from Hanham. However, we'll certainly miss the garden, the wonderful neighbours, and the relative peace and quiet."

just a thought...

Situated within easy reach of Hanham High Street and well-regarded local schools, this property enjoys a popular and convenient setting.
Early viewing is highly recommended to fully appreciate the space and potential on offer.