

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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 15'2" x 2'10" (4.63m x 0.88m)
- Living Room 14'4" x 11'1" (4.38m x 3.40m)
- Dining Room 14'7" x 12'4" (4.46m x 3.76m)
- Kitchen 9'10" x 6'9" (3.00m x 2.06m)
- Landing 13'1" x 8'8" (3.99m x 2.65m)
- Bedroom 12'4" x 8'7" (3.76m x 2.63m)
- Bedroom 9'5" x 5'8" (2.89m x 1.73m)
- Bedroom 9'11" x 6'9" (3.04m x 2.06m)
- Landing 10'11" x 7'1" (3.35m x 2.16m)
- Bedroom 12'8" x 10'3" (3.88m x 3.14m)
- Bedroom 10'11" x 7'1" (3.35m x 2.16m)



- Deceptively spacious property arranged over three floors
- Five generously sized bedrooms
- Two reception rooms
- Enclosed, low-maintenance garden with sunny aspect
- Useful storage basement
- Convenient location close to local amenities
- Ideal for families or those needing home office space
- Early viewing highly recommended

30 High Street, Hanham, Bristol, South Gloucestershire, BS15 3DP  
**Offers In Excess Of £315,000** Freehold

PROPERTY TYPE House - Terraced

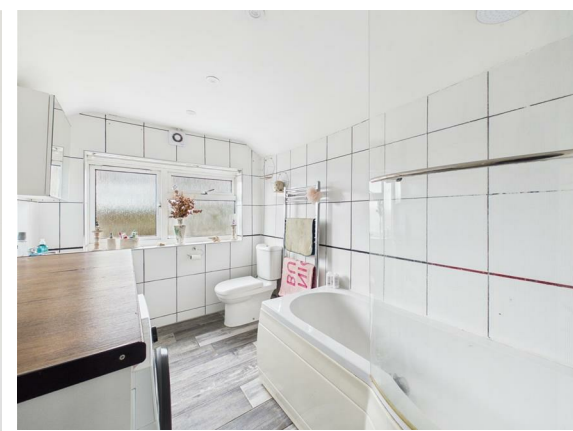
BEDROOMS 5

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND A



A deceptively spacious home arranged over three well-proportioned floors, offering flexible and generous living accommodation throughout.

The ground floor features two reception rooms alongside a modern kitchen. Across the upper levels, the property boasts five comfortable bedrooms and a family bathroom, providing ample space for growing families or those needing extra room to work from home.

Externally, the property benefits from an enclosed, low-maintenance garden as well as a useful storage basement. Conveniently located close to local amenities and with excellent bus links into the city centre, this fantastic home is not to be missed. Early viewing is highly recommended.



## the location

Set on Hanham high street the property offers a convenient location with all the shops and facilities of the high street literally on your doorstep. There is a frequent local bus service to Bristol city centre, and the more comprehensive facilities of Gallagher Retail park at Longwell Green is a short drive away.

*No onward chain*

just a thought...

A combination of good value extra space which could appeal to the growing family or home worker requiring a separate office space.