

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.

- Entrance
- Living/Dining Room 19'1" x 22'10" (5.83 x 6.97)
- Kitchen 11'1" x 10'9" (3.38 x 3.30)
- Utility 3'1" x 9'3" (0.96 x 2.82)
- WC
- Garage 17'1" x 15'10" (5.22 x 4.83)
- First Floor Landing
- Bedroom 16'4" ,26'2"5" x 11'11" (5.80 x 3.64)
- En Suite 4'9" x 7'2" (1.46 x 2.19)
- Bedroom 8'6" x 11'11" (2.60 x 3.64)
- Bedroom 8'6" x 9'8" (2.61 x 2.96)
- Bedroom 7'11" x 15'10" (2.43 x 4.83)
- Bedroom 8'8" x 5'11" (2.65 x 1.82)

Approximate total area 1651 ft<sup>2</sup>  
 153.3 m<sup>2</sup>  
 Reduced bedroom 47 ft<sup>2</sup>  
 4.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced bedroom Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Living/dining room
- Kitchen
- Utility & cloakroom
- Four Bedrooms with en suite to master
- Garage
- Gas central heating
- Enclosed rear garden
- No chain

7 Bickley Close, Hanham, Bristol, BS15 3TB  
**£525,000** Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E



Beautifully presented detached family style home in popular, convenient location.

Entrance porch with access to large garage, bright lounge/dining area opening onto lovely rear garden, kitchen, utility and downstairs WC.

At the first floor, which is accessed by a fabulous spiral staircase, there are four well proportioned bedrooms, the master being of a particularly decent size, with dual aspect windows, built in wardrobes/dressing area and an en suite shower room. There is an additional family bathroom.

With off street parking to the front, and a pleasant enclosed garden to rear this is a home that should be viewed.

Solar panels - The Vendors have confirmed there are solar panels at this property, originally leased April 2012 under a 25 year lease. The property owner benefits from the use of energy generated by the solar panels and the leaseholder benefits from energy sold back to the national grid.



## the location

Set in the ever popular Hanham Abbots locality, there are a range of green, wooded and riverside walks, literally on the doorstep. There are local shops at nearby Memorial Road, and Hanham high street. The more comprehensive facilities of Gallagher retail park, with its range of national retailers, cinema complex, gym and swimming pool, are but a short drive away. There is a range of local schools within easy striking distance. Bristol 4.3 miles Bath 8.8 miles

*Offered for sale with  
no onward chain!*

## just a thought...

An ideal home for those wishing to mix the best of the country with the convenience of the city. Cul de sac location, lovely garden and decent proportions making this home a rare opportunity.