



- Much improved and extended
- Bay fronted lounge
- Beautifully extended kitchen/dining room
- Downstairs WC
- Three bedrooms
- Refitted bathroom
- Enclosed rear garden with summerhouse and bar
- Gas central heating
- Viewing advised

88 Conham Hill, Hanham, Bristol, BS15 3AP
Offers In Excess Of £430,000 Leasehold



Entry
Hallway
Living Room 15'7" x 12'10" (4.75m x 3.93m)
Kitchen 12'11" x 9'5" (3.95m x 2.89m)
Dining Area 14'11" x 9'5" (4.57m x 2.88m)
Cloakroom 5'2" x 2'9" (1.58m x 0.86m)
Landing
Bedroom 15'6" x 8'11" (4.74m x 2.72m)
Bedroom 10'4" x 9'10" (3.15m x 3.02m)
Bedroom 8'9" x 7'0" (2.68m x 2.15m)
Bathroom 5'8" x 5'6" (1.73m x 1.68m)
Summerhouse
Leasehold - 999 years from December 1938

PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING E
COUNCIL TAX BAND C



A much improved, and extended, 1930's style semi detached family property. Having been extensively refurbished in recent years the property is presented to a high standard throughout.

The accommodation comprises entrance porch, hallway, bay fronted lounge, beautifully extended fitted kitchen/dining room and a downstairs w.c.

To the first floor are three good sized bedrooms and a refitted bathroom.

Outside, is an enclosed rear garden and a useful summerhouse with a fitted bar.

A prompt internal viewing is highly recommended.



the location

Set on the edge of Hanham woods, leading down to Conham river park, this well located home enjoys close access to all the facilities of Hanham high street, yet retains a 'greener feel'. Crews Hole and Troopers Hill nature reserve, are but a short distance away. Bristol and Bath are both comfortably commutable.

what the owners will miss

"Having lived here for 26 years, we will miss living in Hanham and being close to the riverside walkways and Conham river park. This has been an amazing family home."

just a thought...

A backwater sought after Hanham location and well presented throughout! A must see property!