

Consumer Protection Regulations 2008 have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order for the purpose. You are advised to obtain verification from your solicitor or surveyor. References to the nature of 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.



- Semi detached home with spectacular rear garden in region of 200' plus
- Living area
- Dining area
- Kitchen
- Large conservatory/sun room
- Parking

**PROPERTY TYPE** House - Semi-Detached

**BEDROOMS** 3

**RECEPTION ROOMS** 2

**BATHROOMS** 1

**EPC RATING** D

**COUNCIL TAX BAND** D



Rarely available in this part of Hanham, we are pleased to offer this semi detached home with a spectacular rear garden in the region of 200' plus.

Entrance hallway, living area, dining area, kitchen and large conservatory/sun room at the ground floor.

At the first floor are three bedrooms and a family bathroom.

With off street parking to front and a large patio area to the rear, leading onto the extensive gardens.



## the location

Set on one of Hanham's most popular roads, a short walk from the high street and its range of shops and facilities. The property backs onto Hanham Cricket Club, and there are local schools and a range of wooded and river walks all within easy striking distance. If you want a well placed family home close to all good local amenities, yet with a garden that gives you a sense of living in the country, this home is indeed a rare opportunity! Bristol 3.8 miles Bath 8.7 miles



*Spectacular 200' plus rear garden.*



## just a thought...

This home offers huge scope (subject to planning permission) for extension and conversion, set within one of the best gardens we have seen in a while. This home offers an unbelievable opportunity for those wishing to personalise a property!