

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.

- Hallway
- Living Room 11'4" x 15'0" (3.46 x 4.59)
- Reception Room 17'1" x 11'11" (5.23 x 3.65)
- Kitchen/Diner 16'3" x 12'5" (4.96 x 3.80)
- First Floor Landing
- Bedroom 11'5" x 12'5" (3.49 x 3.81)
- Bedroom 9'8" x 11'10" (2.95 x 3.63)
- Bedroom 7'1" x 9'1" (2.16 x 2.77)
- Shower Room
- Loft Space 17'1" x 17'3" (5.23 x 5.27)
- Garden Room 6'8" x 9'6" (2.05 x 2.92)



- Living room
- Second good size reception
- Kitchen/diner
- Three bedrooms
- Shower room
- Useful, boarded loft space
- Extensive off street parking
- Well stocked rear garden

PROPERTY TYPE House - Terraced

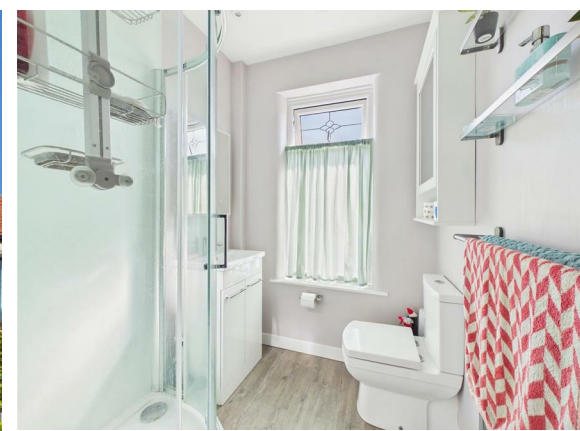
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Beautifully presented, and lovingly maintained, three bedroom home.

Entrance hallway, living room, second good sized reception room, and kitchen/diner.

At the first floor are three bedrooms and a shower room, and a useful, insulated boarded loft space with power, light (accessed from a ladder).

Externally, there is extensive off street parking to the front, with a fabulous, mature, well stocked rear garden with Italian porcelain patio and path, shaped lawn, with a range of mature trees leading to a lower seating area with garden store.



the location

Conveniently located a short distance from Hanham high street, and close by to Magpie Bottom nature reserve. There are a range of good locals schools, further walks at nearby Hanham woods and Conham river park. The Avon ring road and Longwell Green retail park are easily accessible. Bristol 3.1 miles Bath 9 miles

Fabulous, well stocked mature rear garden.



just a thought...

Behind this deceptive, but pretty exterior, lies a well proportioned modern style home offering spacious and gracious accommodation, fabulous garden, with a real feeling of green space, yet all good local amenities within walking distance!