

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.



- Entry 14'6" x 11'10" (4.44m x 3.61m)
- Living/Dining Room 11'10" x 14'6" (3.59m x 2.43m)
- Kitchen 11'9" x 7'11" (3.59m x 2.43m)
- Sunroom 11'1" x 8'3" (3.38m x 2.54m)
- Landing 11'3" x 8'9" (3.45m x 2.69m)
- Bedroom 11'5" x 6'4" (3.48m x 1.94m)
- Bedroom 7'11" x 5'0" (2.42m x 1.53m)



- Lounge
- Kitchen
- Conservatory
- Two bedrooms
- Gas central heating
- Enclosed rear garden
- Garage and off street parking
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 0

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

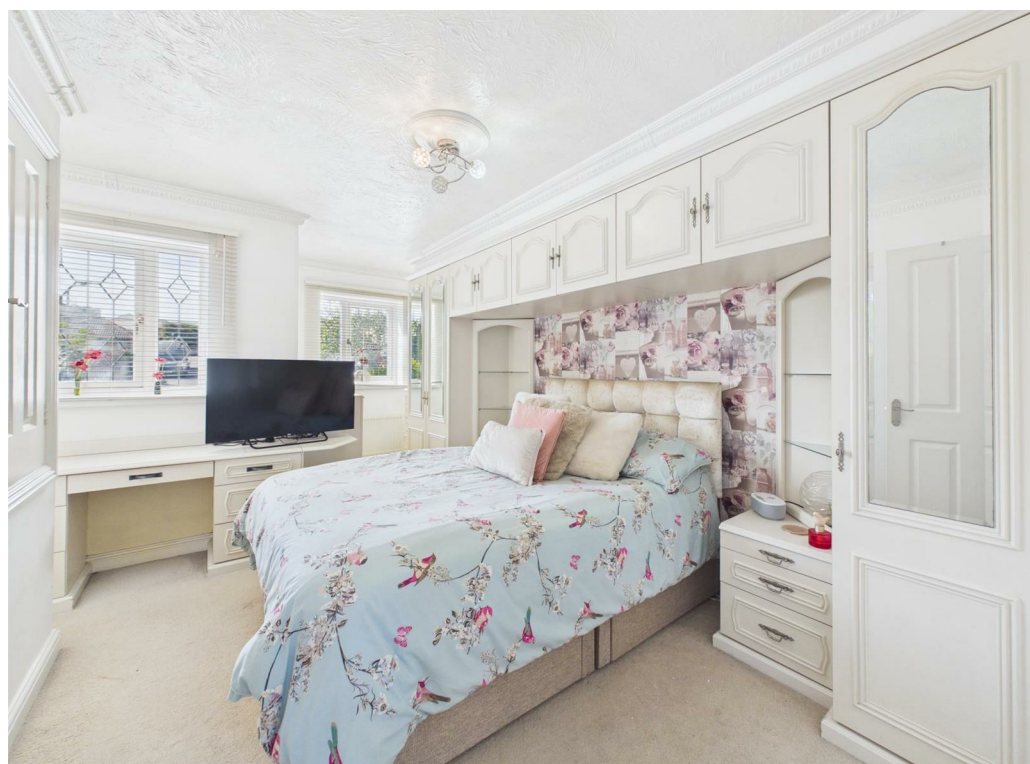
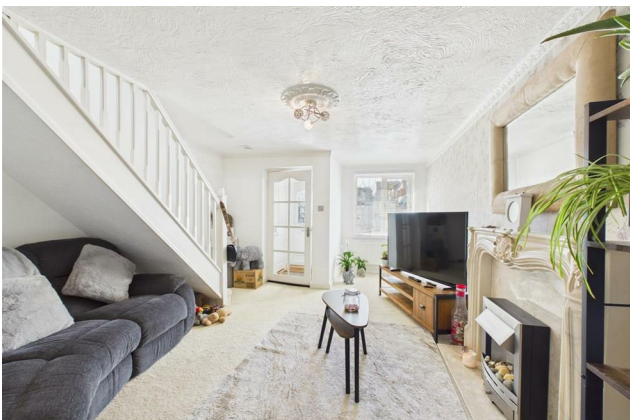


Well presented modern style home with garage and off street parking.

Entrance porch, pleasant lounge, kitchen and conservatory.

At the first floor are two bedrooms and a bathroom.

Externally, is an enclosed rear garden, with patio and lawned area.



the location

Conveniently placed a short walk from Hanham high street, and its range of local shops and amenities. Magpie Bottom nature reserve is literally across the road, and there are further green spaces and walks at nearby Hanham Woods, Conham River Park and Troopers Hill Nature Reserve. There is a frequent local bus service, offering good access to the city centre. Bristol 2.9 miles 9.2 miles



Benefits from off street parking and a garage!

just a thought...

If you hadn't considered this area before, this could be the one! A bright and well presented house, in great location, enclosed garden, off street parking and an adjoining garage. Viewing recommended.