



- Lounge
- Kitchen/diner with doors to rear garden
- Utility and downstairs WC
- Four bedrooms
- En suite to master
- Established gardens
- Garage and driveway
- No chain!

7 John Chiddy Close, Hanham, Bristol, BS15 3FQ
Offers In Excess Of £575,000 Freehold



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Hallway	5'1" x 4'6" (1.55m x 1.38m)
WC	
Living Room	12'7" x 15'3" (3.85m x 4.67m)
Kitchen	18'9" x 15'3" (5.72m x 4.66m)
Laundry Room	9'7" x 5'2" (2.93m x 1.59m)
Landing	
Bedroom	12'8" x 10'1" (3.87m x 3.09m)
Ensuite	6'10" x 4'11" (2.10m x 1.52m)
Bedroom	12'11" x 9'8" (3.94m x 2.96m)
Bedroom	11'8" x 8'5" (3.57m x 2.59m)
Bedroom	10'0" x 9'5" (3.05m x 2.88m)
Bathroom	10'2" x 5'6" (3.10m x 1.68m)



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.

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E



Owned from new, this four bedroom detached property is situated on this sought after development and has been well maintained by its owner.

The well proportioned accommodation comprises entrance hallway, double doors leading to a lounge, a spacious kitchen/dining room with patio doors onto the rear garden, a utility room with courtesy door to the garage and a downstairs WC.

To the first floor are four good size bedrooms, the master with an en suite shower room and a separate family bathroom.

Outside, are established gardens to the front and rear plus a driveway and garage.



the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.8 miles Bath 11.1 miles

just a thought...

This well cared for home is perfectly situated for local amenities and popular local schools, all set in a desirable location. Early viewing highly recommended.

*Offered for sale with
no onward chain*