

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.

- Entrance 5'9" x 12'4" (1.77 x 3.78)
- Hallway 12'10" x 12'0" (3.92 x 3.66)
- Living Room 18'11" x 13'0" (5.79 x 3.97)
- Kitchen/Dining Room 16'3" x 15'2" (4.96 x 4.64)
- First Floor Landing 10'11" x 14'4" (3.35 x 4.38)
- Bedroom 11'2" x 13'0" (3.41 x 3.97)
- Bedroom 7'8" x 14'7" (2.35 x 4.45)
- Bathroom 7'1" x 6'10" (2.16 x 2.09)
- Garden Room 14'1" x 17'8" (4.31 x 5.40)



- Stunning extended and modernised home
- Large family room
- Refitted kitchen
- Dining area
- Three bedrooms
- Luxuriously appointed bathroom
- Large garden with decked area
- Garden room/studio with WC
- Living area with log burner and stripped wood flooring

PROPERTY TYPE House - Terraced

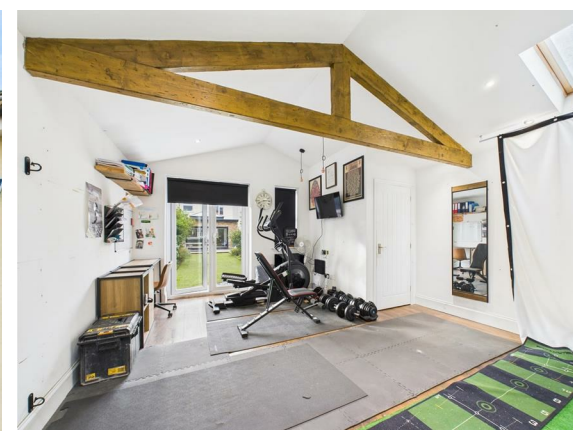
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



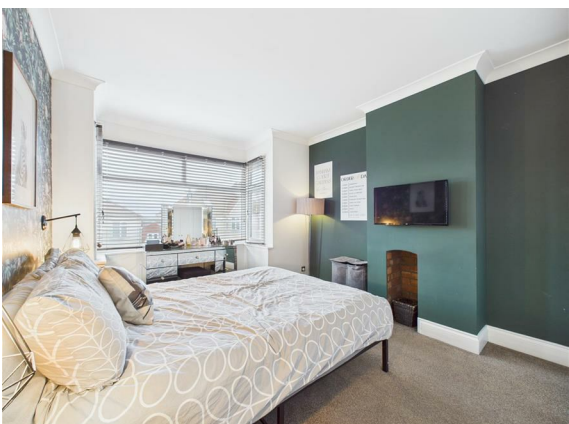
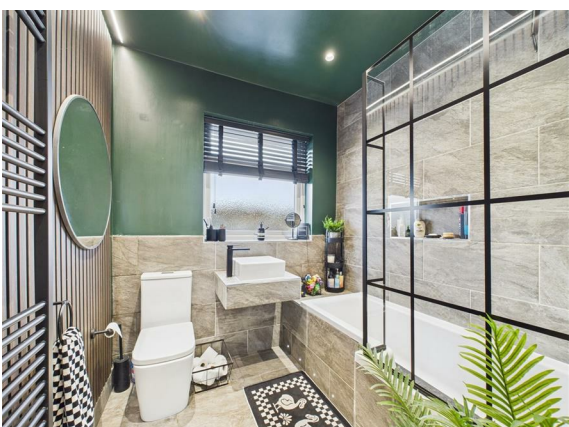
Stunning family home, having been the subject of extensive modernisation and extension by the current owners.

Entrance porch, entrance hallway with tiled flooring, living area with log burner and stripped wood flooring leading through to dining area opening onto sleek refitted kitchen in dark grey units and light contrasting flooring. There is an additional large family room with triple sliding doors, media wall and central ceiling light lantern.

Three bedrooms, and a luxuriously appointed family bathroom can be found at the first floor.

Large garden to rear with decked area and garden room/studio with WC. This room has two access entrances and backs onto a lane, allowing for separate access to the main house, if required.

Decorated in a classic, contemporary modern style, this is a home ready to move into.



what the owners will miss



## the location

Set in what must be considered one of Hanham's most desirable avenues, homes in this road, let alone of this quality and size, are rarely available. Set within walking distance to good local schools, the green space of Gover Road playing field is at the end of the road, with further wooded and river walks at Hencliffe woods. Hanham high street is within walking distance with local shops and restaurants. Longwell Green district centre, with its range of national retailers, and a cinema and leisure complex is a short drive away. Bristol 3.4 miles Bath 8.5 miles

## just a thought...

Behind this modest, yet reassuring exterior, lies a deceptively spacious, extended family home. Meticulously thought through in terms of decor and flow, this is a home that genuinely needs to be seen. Fantastic, enclosed child friendly rear garden, garden room, which could be utilised as a home office or gym and off street parking to the front. All offered at an extremely competitive price point, this home should be at the top of your viewing list!