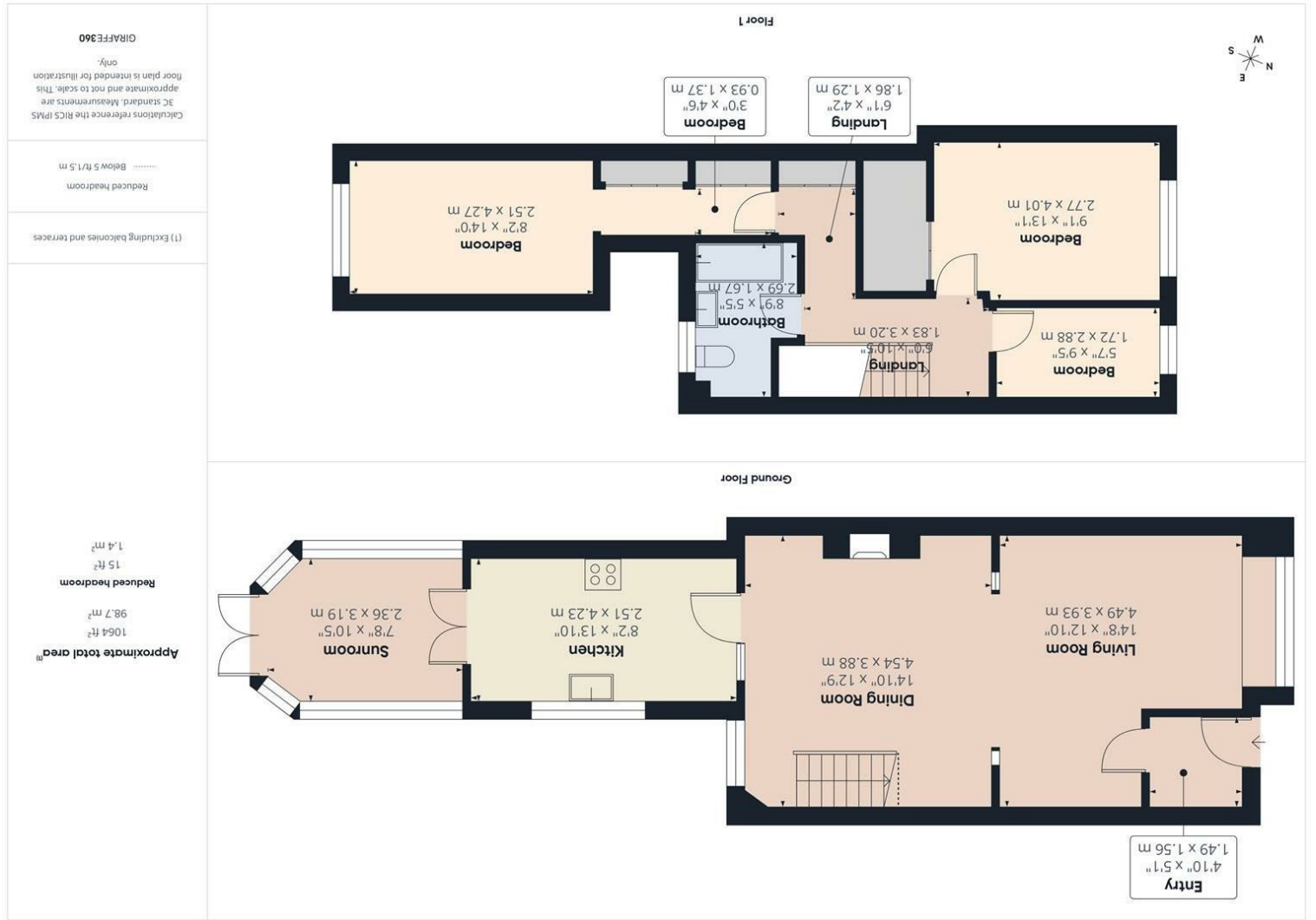


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure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



- Entry 14'8" x 12'10" (4.49m x 3.93m)
- Living Room 14'10" x 12'8" (4.54m x 3.88m)
- Dining Room 13'10" x 8'2" (4.23m x 2.51m)
- Kitchen 10'3" x 7'8" (3.149m x 2.36)
- Sun Room 13'1" x 9'1" (4.01m x 2.77m)
- Landing 14'0" x 8'2" (4.27m x 2.51m)
- Bedroom 9'5" x 5'7" (2.88m x 1.72m)
- Bedroom 8'9" x 5'5" (2.69m x 1.67m)



- Well presented and deceptively spacious extended home
- Lounge/diner
- Extended kitchen
- Three bedrooms
- Approximately 120' rear garden with rear access
- Viewing advised

PROPERTY TYPE House - Terraced

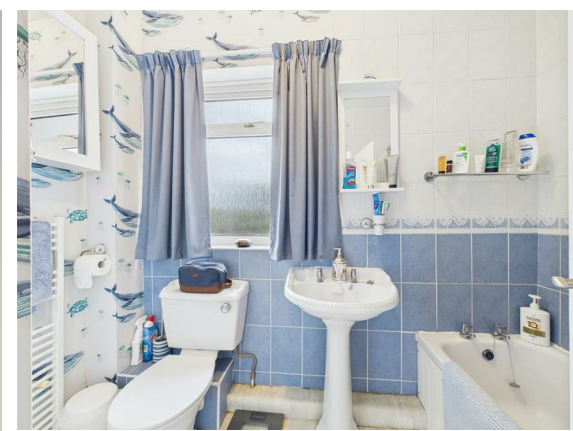
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



An extremely well presented and deceptively well proportioned three bedroom home.

With good sized through lounge/diner, extended kitchen and conservatory at the ground floor.

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

To the rear, is an unusually large garden for a house of this era extending to approximately 120'. The garden also has rear access.

Offered in good decorative order, this home is an ideal opportunity.



the location

Well placed a short distance from the shops and facilities of Hanham high street. There are local schools close by, and the more extensive shopping facilities of Kingswood and Longwell Green are both within easy striking distance. Bristol 3.3 miles Bath 8.8 miles

what the owners will miss

"We have lived in this house for the last 50 years. We had a double extension built in 1975 that gave us a large kitchen with bedroom above. The garden has given us pleasure with a gazebo being built that has seen many garden parties, later we had a conservatory built and had to refit the kitchen.

We have made the house very comfortable for our family over the past 40 years and will miss the above aspects."

just a thought...

Behind this modest exterior lies a deceptively spacious, beautifully maintained and well loved family home of 50 years. Large garden, character and ready to move into and all offered at an extremely competitive price point.