



- Show Home presentation throughout
- End terrace family home
- Lovely cul-de-sac location
- Downstairs cloaks & en-suite to master bedroom
- Well presented kitchen/dining room
- Well laid out lounge
- Parking for two cars at the rear
- Just off of Memorial Road
- Excellent walks close by
- Early viewing highly advised

19 John Chiddy Close, Hanham, Bristol, BS15 3FQ  
**£365,000** Freehold

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.





PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND C



Beautifully presented in true "Show Home" style throughout, this end terrace family home set in a cul-de-sac location.

Perfect for the buyer who just wants to move in and enjoy their new home.

This property is situated on a private road within John Chiddy Close, therefore is subject to an annual property management fee. These fees are extremely common in newer build areas, which cover but not limited gardening, maintenance and 24 hour street lighting. Over the previous 7 years the fee has ranged from £200-£500 annually dependant on the requirements throughout the year.



### what the owners will miss

*We will be really sad to leave John Chiddy Close. We have loved the friendly close knit community, as well as the peaceful and quiet neighbourhood. We have been surrounded by green space and countryside with easy access to lovely walks but also the road networks connecting Bristol and Bath. We are looking to upsize but won't be moving far away because of these reasons*



### 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...

If you are looking for a home that is ready to move into - this is the one for you, an early viewing is advised!