



- Living room
- Second good size reception
- Kitchen/diner
- Three bedrooms
- Shower room
- Useful, boarded loft space
- Extensive off street parking
- Well stocked rear garden

124 Footshill Road, Hanham, Bristol, BS15 8HE
£425,000 Freehold

- Hallway
- Living Room
- 11'4" x 15'0" (3.46 x 4.59)
- Reception Room
- 17'1" x 11'11" (5.23 x 3.65)
- Kitchen/Diner
- 16'3" x 12'5" (4.96 x 3.80)
- First Floor Landing
- 11'5" x 12'5" (3.49 x 3.81)
- Bedroom
- 9'8" x 11'10" (2.95 x 3.63)
- Bedroom
- 7'1" x 9'1" (2.16 x 2.77)
- Shower Room
- Loft Space
- 17'1" x 17'3" (5.23 x 5.27)
- Garden Room
- 6'8" x 9'6" (2.05 x 2.92)



PROPERTY TYPE House - Terraced

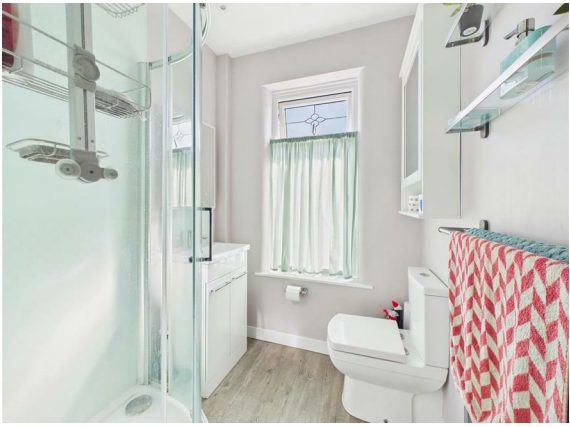
BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



Beautifully presented, and lovingly maintained, three bedroom home.

Entrance hallway, living room, second good sized reception room, and kitchen/diner.

At the first floor are three bedrooms and a shower room, and a useful, insulated boarded loft space with power, light (accessed from a ladder).

Externally, there is extensive off street parking to the front, with a fabulous, mature, well stocked rear garden with Italian porcelain patio and path, shaped lawn, with a range of mature trees leading to a lower seating area with garden store.



Fabulous, well stocked mature rear garden.

the location

Conveniently located a short distance from Hanham high street, and close by to Magpie Bottom nature reserve. There are a range of good locals schools, further walks at nearby Hanham woods and Conham river park. The Avon ring road and Longwell Green retail park are easily accessible. Bristol 3.1 miles Bath 9 miles

just a thought...

Behind this deceptive, but pretty exterior, lies a well proportioned modern style home offering spacious and gracious accommodation, fabulous garden, with a real feeling of green space, yet all good local amenities within walking distance!