

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.

- Hallway 18'0" x 10'11" (5.50m x 3.34m)
- Living Room 16'7" x 8'3" (5.07m x 2.52m)
- Sunroom 13'10" x 6'4" (4.24m x 1.94m)
- Kitchen 5'1" x 3'1" (1.56m x 0.94m)
- WC 7'8" x 7'3" (2.36m x 2.21m)
- Cloakroom 8'7" x 5'1" (2.63m x 1.56m)
- Storage 11'2" x 8'6" (3.41m x 2.61m)
- Landing 11'2" x 7'4" (3.41m x 2.25m)
- Bedroom 10'7" x 9'5" (3.25m x 2.88m)
- Bedroom 13'11" x 4'6" (4.25m x 1.38m)
- Bedroom 11'2" x 8'6" (3.41m x 2.61m)
- Bedroom 11'2" x 7'4" (3.41m x 2.25m)
- Bedroom 10'7" x 9'5" (3.25m x 2.88m)
- Bathroom 13'11" x 4'6" (4.25m x 1.38m)



Approximate total area 1071 ft²
 99.7 m²
 Reduced bedroom 2 ft²
 0.2 m²
 (1) Excluding balconies and terraces



- Well-presented detached family home
- Living room and conservatory
- Kitchen with utility room
- Downstairs cloakroom
- Three generously sized bedrooms
- Enclosed rear garden
- Off-street parking
- Gas central heating and woodburner

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well located detached family home, entrance hallway, living room, conservatory, kitchen, cloakroom room and downstairs WC



At the first floor are three good sized bedrooms, and a lovely large family bathroom with bath and walk in shower.

With off street parking to the front, and storage space, there is a pleasant enclosed garden to rear.



the location

Superbly located close to good local schools, and a short distance from the shops and facilities of Hanham high street. Magpie Bottom Nature Reserve is literally on the doorstep, and the more comprehensive facilities of the retail park at Longwell Green, with its range of national retailers including Marks and Spencer, Next and Costa, together with a swimming pool, gym and cinema complex. Bristol 3.2 miles Bath 9.1 miles



what the owners will miss

"We will miss the sounds of the wildlife from Magpie Bottom, the short walk to the shops and pubs, and our friendly neighbours"



just a thought...

If you hadn't considered a modern home, this could be the one to change your mind! Set in a great location, with everything a young family would need, off street parking, lovely garden and all offered at a competitive price point. This is one that should be viewed!