



- Four bedroom detached property
- Generous lounge
- Separate dining room
- Study/home office
- Downstairs W.C.
- Good-sized rear garden
- Driveway providing off-street parking
- Double garage
- Sought-after location in Hanham overlooking Hanham Common
- Early viewing highly recommended

Abbots Gate 1a Common Road, Hanham, Bristol, BS15 3LJ
Offers In Excess Of £500,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
Hallway
Study
WC
Living Room
Kitchen
Dining Room
Landing
Bedroom
En Suite
Bedroom
Bedroom
Bedroom
Bathroom

Approximate total area
112.5 m²
1209 ft²
Reduced bedroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces.

Reduced bedroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND E



A rare opportunity to acquire a home on one of Hanham’s most sought-after roads. This spacious four-bedroom detached property enjoys an attractive position overlooking Hanham Common.

The accommodation comprises an entrance hall, a generous lounge, a separate dining room, a fitted kitchen, a study, and a convenient downstairs W.C.

To the first floor, there are four generous bedrooms, including a master bedroom with en suite shower room, along with a separate family bathroom.

Externally, the property benefits from a good-sized rear garden, while to the front there is an open-plan garden and a driveway providing off-street parking, leading to a double garage.



the location

Set in an enviable location on the edge of Hanham, local shops are available at nearby Memorial Road and the more comprehensive facilities of both Hanham High Street, and the retail park at Longwell Green being easily accessible. Set close to Hencliffe Woods, offering wooded and riverside walks along the Avon Valley. There are both good local junior and senior schools within easy walking distance. Bristol 3.9 miles Bath 8.8 miles.

just a thought...

Situated in a highly desirable location, the property is within easy reach of local schools and a wide range of amenities. Offering excellent potential, this home is ideal for a growing family looking to put their own stamp on it. Early viewing is highly recommended.

*Spacious four
bedroom detached
home set in popular
location.*