

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.

Leasehold - 999 years from December 1938

- Summerhouse
- Bathroom 5'8" x 5'6" (1.73m x 1.68m)
- Bedroom 8'9" x 7'0" (2.68m x 2.15m)
- Bedroom 10'4" x 9'10" (3.15m x 3.02m)
- Bedroom 15'6" x 8'11" (4.74m x 2.72m)
- Landing
- Cloakroom 5'2" x 2'9" (1.58m x 0.86m)
- Dining Area 14'11" x 9'5" (4.57m x 2.88m)
- Kitchen 12'11" x 9'5" (3.95m x 2.89m)
- Living Room 15'7" x 12'10" (4.75m x 3.93m)
- Hallway
- Entry



- Much improved and extended
- Bay fronted lounge
- Beautifully extended kitchen/dining room
- Downstairs WC
- Three bedrooms
- Refitted bathroom
- Enclosed rear garden with summerhouse and bar
- Gas central heating
- Viewing advised

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



A much improved, and extended, 1930's style semi detached family property. Having been extensively refurbished in recent years the property is presented to a high standard throughout.

The accommodation comprises entrance porch, hallway, bay fronted lounge, beautifully extended fitted kitchen/dining room and a downstairs w.c.

To the first floor are three good sized bedrooms and a refitted bathroom.

Outside, is an enclosed rear garden and a useful summerhouse with a fitted bar.

A prompt internal viewing is highly recommended.



the location

Set on the edge of Hanham woods, leading down to Conham river park, this well located home enjoys close access to all the facilities of Hanham high street, yet retains a 'greener feel'. Crews Hole and Troopers Hill nature reserve, are but a short distance away. Bristol and Bath are both comfortably commutable.

what the owners will miss

"Having lived here for 26 years, we will miss living in Hanham and being close to the riverside walkways and Conham river park. This has been an amazing family home."

just a thought...

A backwater sought after Hanham location and well presented throughout! A must see property!