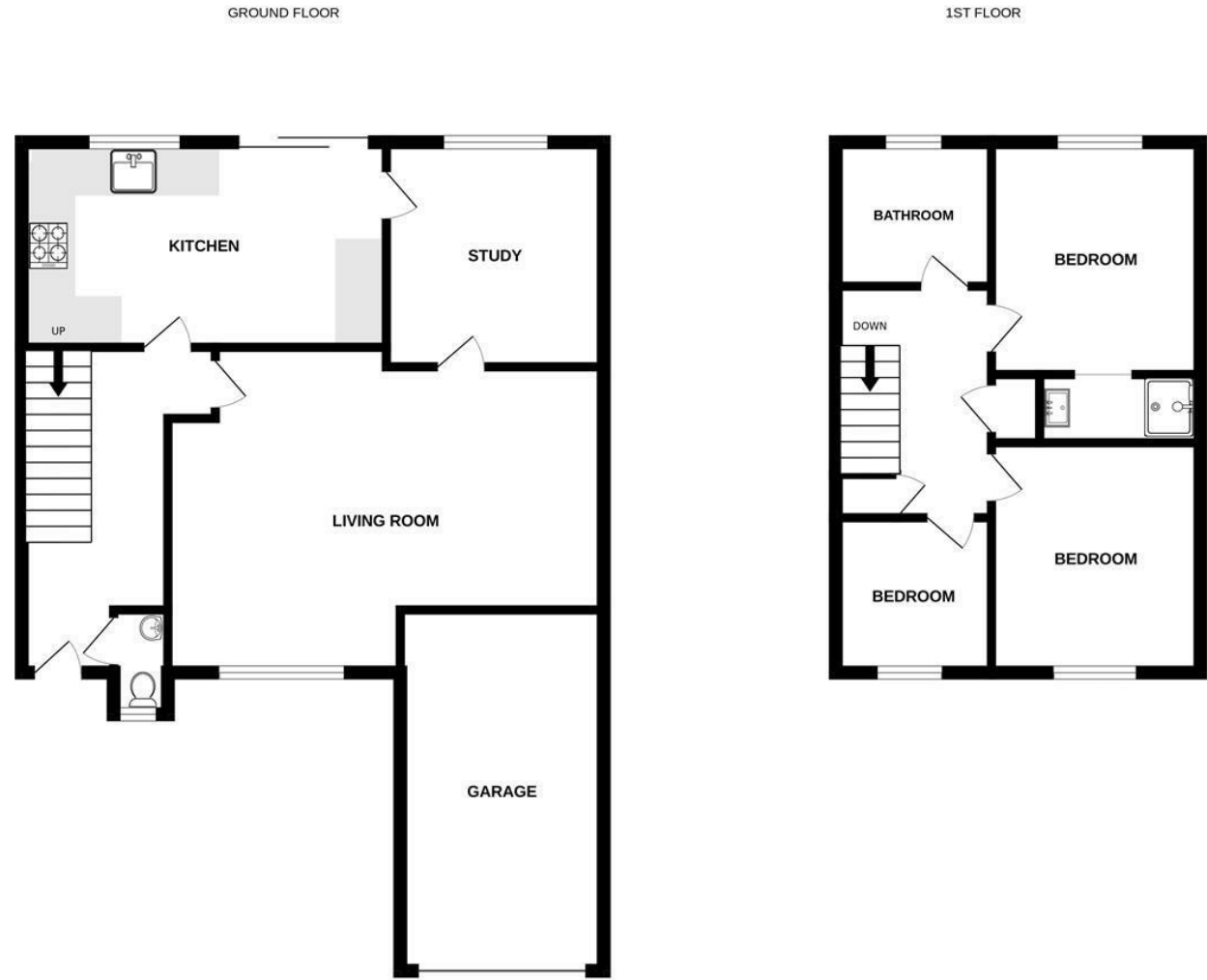


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

4 Hale Close, Hanham, Bristol, BS15 3BW



£400,000

A well cared for three bedroom semi detached home located in a quiet cul de sac location benefiting from study space.

- Semi detached
- Living / dining room
- Kitchen / breakfast room
- Study
- WC
- Three bedrooms
- Ensuite
- Rear garden
- Driveway
- Garage



4 Hale Close, Hanham, Bristol, BS15 3BW

Located in a highly convenient position within easy reach of Hanham High Street, Gallagher retail park and the A4174 this three bedroom semi detached home has been extended to provide versatile and spacious accommodation.

Internally the ground floor comprises a welcoming entrance hallway which leads to a good sized living / dining room, kitchen / breakfast room with some integrated appliances and a study room. The ground floor is completed with a useful wc. To the first floor, three well proportioned bedrooms are found with the main benefiting from an ensuite shower room. The bathroom is currently undergoing renovations by the current owners.

Externally the home benefits from a low maintenance front garden with a driveway for one vehicle and access to the garage while the rear boasts a good sized rear garden of mainly lawn and a decking area for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.2m x 1.9m (13'9" x 6'2")

Doors providing access to kitchen, living / dining room and WC. Staircase to first floor with storage cupboard below, radiator and power points.

LIVING/DINING ROOM 5.7m x 4.2m (18'8" x 13'9")

Double glazed window to front aspect, door to study, radiator and power points.

STUDY 2.9m x 2.7m (9'6" x 8'10")

Double glazed window to rear aspect, power points.

KITCHEN/BREAKFAST ROOM 4.7m x 2.7m (15'5" x 8'10")

Double glazed window to rear aspect, double glazed sliding doors to rear garden and door to study. Matching wall, base and floor to ceiling units, wooden work surfaces, integrated appliances including dishwasher, electric oven and a gas hob with extractor over. Belfast sink with mixer tap over, radiator and power points.

WC 1.4m x 0.7m (4'7" x 2'3")

Double glazed obscured window to front aspect, wash hand basin with mixer tap over and tiled splashbacks, low level wc and a radiator.

FIRST FLOOR

LANDING 3m x 1.9m (9'10" x 6'2")

Doors leading to all first floor rooms, two airing cupboards and access to loft via a hatch. Power points.

BEDROOM ONE 3m x 2.7m (9'10" x 8'10")

Double glazed window to rear aspect, opening to en suite, radiator and power points.

EN SUITE 2.1m x 0.7m (6'10" x 2'3")

Opening from bedroom, shower cubicle off mains , wash hand basin with fitted storage unit and mixer tap over. Tiled walls and flooring, extractor fan.

BEDROOM TWO 3.1m x 2.4m (10'2" x 7'10")

Double glazed window to front aspect, radiator and power points.

BEDROOM THREE 2m x 2.2m (6'6" x 7'2")

Double glazed window to front aspect, radiator and power points.

BATHROOM 1.9m x 1.9m (6'2" x 6'2")

Double glazed obscured window to rear aspect, currently under going renovation by the owner, pipework for bath with shower over, WC and sink.

EXTERIOR

GARAGE 5.3m x 2.6m (17'4" x 8'6")

Single garage accessed via up and over door, benefitting from power and lighting.

FRONT OF PROPERTY

Low maintenance front garden with mainly laid to chipping. Tarmac driveway for one vehicle in front of single garage.

REAR GARDEN

Mainly laid to lawn with fenced boundaries and decking for outdoor dining.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

