

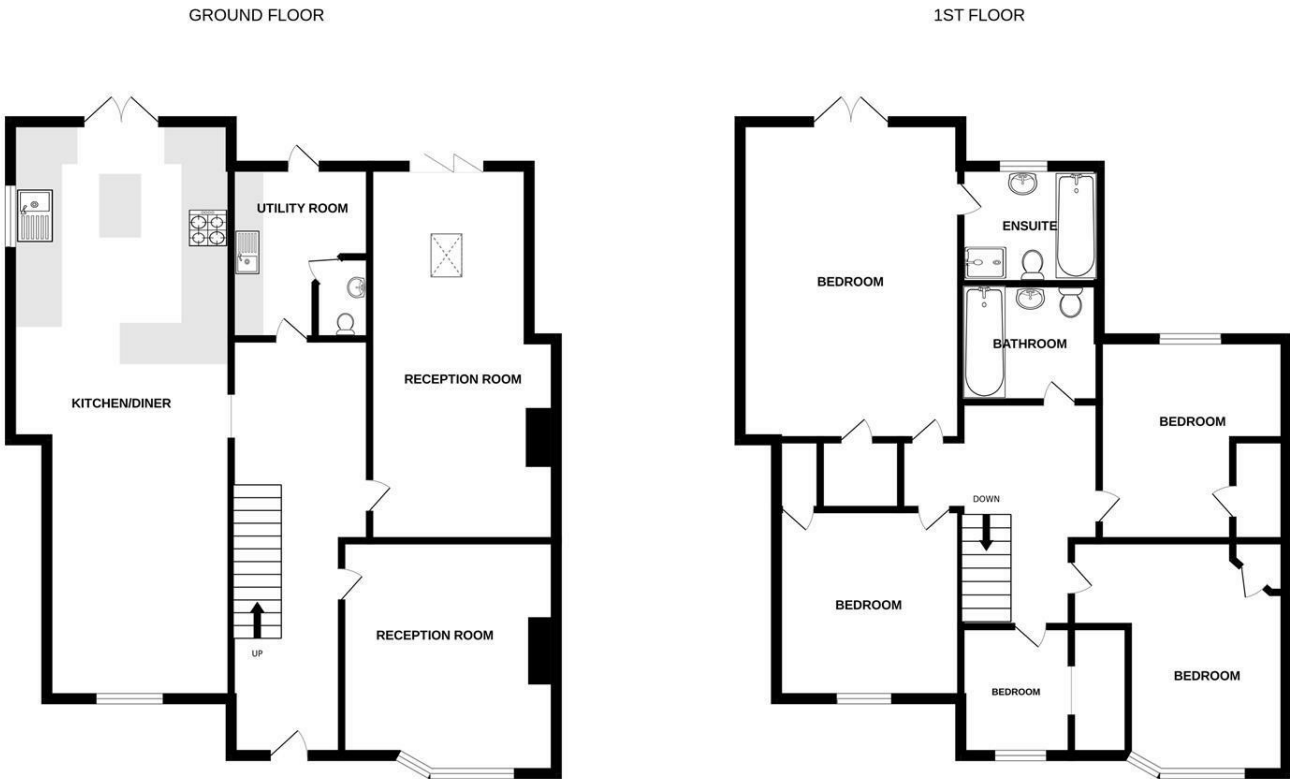
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

189 Hanham Road, Hanham, Bristol, BS15 8PB



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.
Made with Metropix ©2024



£550,000

A very well presented five bedroom end of terraced home in a convenient location well suited to families.

- End of terraced
- Two reception rooms
- Kitchen / diner
- Utility room
- Five bedrooms
- Ensuite
- Family bathroom
- Rear garden
- Parking to the rear
- Garage

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



189 Hanham Road, Hanham, Bristol, BS15 8PB

Situated in a convenient location just a short distance from the outstanding Beacon Rise primary school, this property benefits from being extended and modernised within the current ownership to create a spacious home well suited to families.

Internally the ground floor comprises of a welcoming entrance hall which provides access to two reception rooms, one of which boasting bi-folding doors to the rear garden and a contemporary kitchen diner benefiting from integrated appliances, a central island and a breakfast bar. The ground floor is completed with a useful utility room and a WC. To the first floor four double bedrooms are found along with one single bedroom, all of which benefiting from built in storage space whilst the master further benefits from a luxury four piece en suite as well as a Juliette balcony. The remaining bedrooms are serviced by a modern family bathroom.

Externally the front garden has been landscaped with ease of maintenance in mind whilst the rear is mainly laid to lawn with the choice of patio or decking areas for outdoor dining. Further benefits include a annexe / summer house with air conditioning as well as a garage and parking accessed via a rear lane.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 6.8m x 2.1m (22'3" x 6'10")

Wooden doors providing access to ground floor rooms, opening to kitchen / diner, staircase to first floor with storage cupboards underneath, radiators and power points.

RECEPTION ROOM ONE 3.8m x 3.5m (12'5" x 11'5")

UPVC double glazed window to front aspect, feature fireplace with stone surround, radiator and power points.

RECEPTION ROOM TWO 6.1m x 3.4m (20'0" x 11'1")

UPVC double glazed bi-folding door to rear garden, stone surround for a fireplace, fitted shelving units, radiators and power points.

KITCHEN / DINING ROOM 9.4m x 3.6m (30'10" x 11'9")

UPVC double glazed window to front aspect, French doors providing direct access to rear garden, a range of matching wall and base units with work surfaces over and integrated appliances including a double oven, gas hob with extractor over, fridge freezer and a dishwasher. Matching central island, a wooden breakfast bar, porcelain sink with mixer tap over, radiators and power points.

UTILITY ROOM 2m x 1.8m (6'6" x 5'10")

UPVC double glazed door to rear garden, door to cloakroom, matching wall and base units with laminate worktops, space and plumbing for washing machine and tumble dryer, basin with mixer tap over, cupboard housing Vaillant gas boiler, tiled flooring and power points.

CLOAKROOM 1.3m x 0.9m (4'3" x 2'11")

Low level WC, wash hand basin with mixer tap over and mosaic tile splashback, tiled flooring and a heated towel rail.

FIRST FLOOR

LANDING

Access to all first floor rooms, access to loft via a hatch with ladder attached, power points.

BEDROOM ONE 5.1m x 3.6m (16'8" x 11'9")

UPVC double glazed French doors to Juliette balcony, door to walk in wardrobe, access to en suite, radiator and power points.

EN SUITE 2.7m x 1.8m (8'10" x 5'10")

UPVC double glazed obscured window to rear aspect, walk in shower off mains with glass panel, bath with mixer tap, wash hand basin with mixer tap over and storage below, low level WC, shaving power points and a heated towel rail.

BEDROOM TWO 3.7m x 3.7m (12'1" x 12'1")

UPVC double glazed window to rear aspect, built in wardrobe, radiator and power points.

BEDROOM THREE 3.5m x 3.1m (11'5" x 10'2")

UPVC double glazed window to front aspect, built in cupboard, radiator and power points.

BEDROOM FOUR 3m x 2.3m (9'10" x 7'6")

UPVC double glazed window to front aspect, built in cupboard, radiator and power points.

BEDROOM FIVE 2.6m x 2.1m (8'6" x 6'10")

UPVC double glazed window to front aspect, radiator and power points.

BATHROOM 1.9m x 1.8m (6'2" x 5'10")

Automatic sensor lighting via a light tunnel, bath with shower off mains over, wash hand basin with mixer tap over and storage below, low level WC and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden with a pathway to front door, well established shrubbery, wooden bin storage space and gated side access to rear garden.

REAR OF PROPERTY

Mainly laid to lawn with concrete pathway to rear gate providing access to parking, vast array of well established plants and shrubbery, choice of patio or decking areas for outdoor dining. Access to annexe / summer house, gated side access to front garden.

ANNEXE / SUMMERHOUSE 2.8m x 2.2m (9'2" x 7'2")

UPVC double glazed French doors to garden, air conditioning and power points.

OFF STREET PARKING

Mainly laid to chipping area for ample vehicles accessed via a rear lane.

GARAGE

Single garage accessed via rear lane.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

