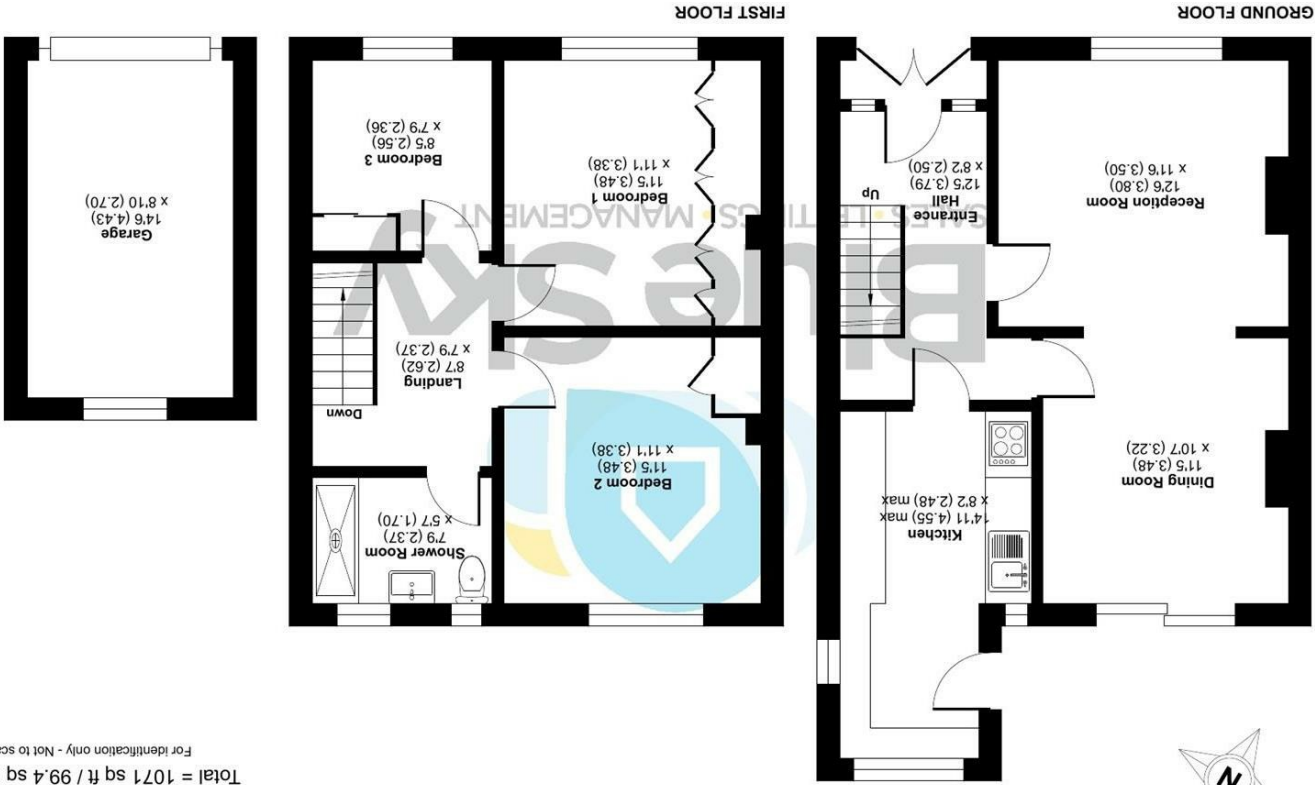




**Gays Road, Hanham, Bristol, BS15**

Approximate Area = 942 sq ft / 87.5 sq m  
Garage = 129 sq ft / 11.9 sq m  
Total = 1071 sq ft / 99.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1394519

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in the guide to room layout and design, items shown in separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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**Get in touch to arrange a viewing!**

**Like what you see?**





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! PERFECT PROJECT! Nestled in the charming area of Gays Road, Hanham, Bristol, this semi-detached house presents an excellent opportunity for those seeking a project to make their own. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The two inviting reception rooms offer versatility, perfect for entertaining guests or creating a cosy family environment. The property features a convenient shower room, ensuring practicality for daily living. One of the standout features of this home is its delightful rear garden, offering a private outdoor space to relax and enjoy the fresh air. There is also the added bonus of a single garage and driveway parking for one car. The location is particularly appealing, being in close proximity to local school, essential amenities and the picturesque Hanham Woods, which is perfect for leisurely walks and outdoor activities. With no onward chain, this property is ready for you to move in and start your renovation journey. Whether you are a first-time buyer or looking to invest, this house on Gays Road is a fantastic opportunity to create a home tailored to your tastes. Don't miss out on the chance to make this property your own in a sought-after area of Bristol.



Entrance Porch

Double glazed French doors to front, window to front.

Entrance Hall

12'5" x 8'2" (3.78m x 2.49m)  
Stairs to first floor landing, fuse board and electric meter in wall cupboard, radiator, under stairs storage area and gas meter, door and windows to front.

Lounge

12'6" x 11'6" (3.81m x 3.51m)  
Double glazed window to front, radiator, ceiling coving, gas fire, open to dining room.

Dining Room

11'5" x 10'7" (3.48m x 3.23m)  
Double glazed patio doors to rear garden, ceiling coving.

Kitchen

14'11" max x 8'2" max (4.55m max x 2.49m max)  
Two double glazed windows to rear, single glazed window to side, wall and base units with worktops, tiled splash backs, space for washing machine, space for tumble dryer, space for fridge/freezer, extractor fan (not working), space for electric cooker, sink and drainer, radiator.

First Floor Landing

8'7" x 7'9" (2.62m x 2.36m)  
Loft access with drop down ladder.

Bedroom One

11'5" x 11'1" (3.48m x 3.38m)  
Double glazed window to front, radiator, built-in wardrobes and shelving.

Bedroom Two

11'5" x 11'1" (3.48m x 3.38m)  
Double glazed window to rear, storage cupboard housing gas combination boiler.

Bedroom Three

8'5" x 7'9" (2.57m x 2.36m)  
Double glazed window to front, radiator, over stairs storage cupboard.

Shower Room

7'9" x 5'7" (2.36m x 1.70m)  
Two double glazed windows to rear, W.C, wash hand basin, walk in shower, heated towel rail, part tiled walls.

Front Garden

Gated path to front door, lawn area, shrubs, pathway to side.

Rear Garden

Enclosed rear garden, hardstand with green house, lawn area, shed, outside tap, gravel area, side gate to garage and driveway.

Garage

14'6" x 8'10" (4.42m x 2.69m)  
Accessed via side lane, power and light, fuse board, up and over door to front, window to rear, eaves storage.

Parking

Parking for one car in front of garage.

