



Like what you see?

Get in touch to arrange a viewing!

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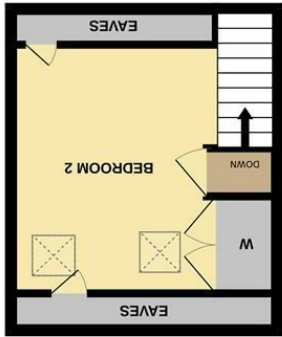
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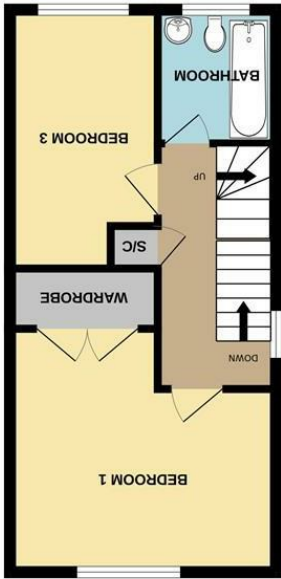
Don't forget to register and stay ahead
of the crowd.

The Important Bit!

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 are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by 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/drainaged 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.



2ND FLOOR



1ST FLOOR



GROUND FLOOR



Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Located in the ever popular area of Hanham in Bristol you will find this superb home offering spacious accommodation over three floors! Situated on a corner plot the property boasts a front, side and rear garden, perfect for enjoying the outdoors! Location is ideal as Hanham High Street is within walking distance as well as bus stops, school and good road links to the city! Well presented throughout, this home must be viewed! The accommodation comprises: entrance hall, cloakroom, lounge, kitchen and dining area to the ground floor. The first floor offers bedroom one, bedroom three and the main bathroom. The second floor boasts bedroom two with skylight windows. Externally you will find the lovely gardens and parking. Don't miss out!!



Entrance Hall

8'8" x 3'4" (2.64m x 1.02m)
Double glazed door to front, fuse board, radiator, double glazed window to side, stairs to first floor landing.

Cloakroom

4'8" x 2'10" (1.42m x 0.86m)
Double glazed window to front, fuse board, radiator, WC, wash hand basin with vanity, part tiled walls.

Lounge

19'6" n/t 14'5" x 12'10" n/t 5'10" (5.94m n/t 4.39m x 3.91m n/t 1.78m)
Double glazed windows to front and side, radiator.

Kitchen

7'11" x 12'10" (2.41m x 3.91m)
Double glazed window to rear, wall unit housing gas combi boiler, open to dining area, wall and base units, worktops, tiled splashbacks, sink and drainer, extractor fan, electric hob, double oven, breakfast bar, integral fridge/freezer, space for washing machine, integral dishwasher.

Dining Area

9'8" x 7'8" (2.95m x 2.34m)
Double glazed door to side, double glazed windows to rear and side, tiled flooring, electric heater.

First Floor Landing

12'2" x 5'8" (3.71m x 1.73m)
Double glazed window to side, radiator, storage cupboard, stairs to second floor landing.

Bedroom One

11'11" max x 12'10" max (3.63m max x 3.91m max)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

10'11" max x 6'10" n/t 4'8" (3.33m max x 2.08m n/t 1.42m)
Double glazed window to front, radiator.

Bathroom

6'7" x 5'11" (2.01m x 1.80m)
Double glazed window to front, WC, wash hand basin with vanity, enclosed bath with shower over, shower screen, feature radiator, shaver point, part tiled walls.

Second Floor Landing

3'0" x 2'9" (0.91m x 0.84m)
Door to bedroom two.

Bedroom Two

13'10" x 12'11" n/t 9'10" (4.22m x 3.94m n/t 3.00m)
Two skylight windows to rear, radiator, built in wardrobe, access to eaves storage.

Front Garden

Steps down to gated access, pathway to front door and side gate, mature shrubs.

Rear Garden

Enclosed rear garden, steps down from dining area, outside tap, side and rear gate, area to side laid to astro turf, lawn area and mature shrubs, tree, two sheds.

Parking

Driveway parking located opposite the rear of the property. Tree and lawn.



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		
	68	80
England & Wales	EU Directive 2002/91/EC	

