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22c Memorial Road, Hanham, Bristol, BS15 3JA

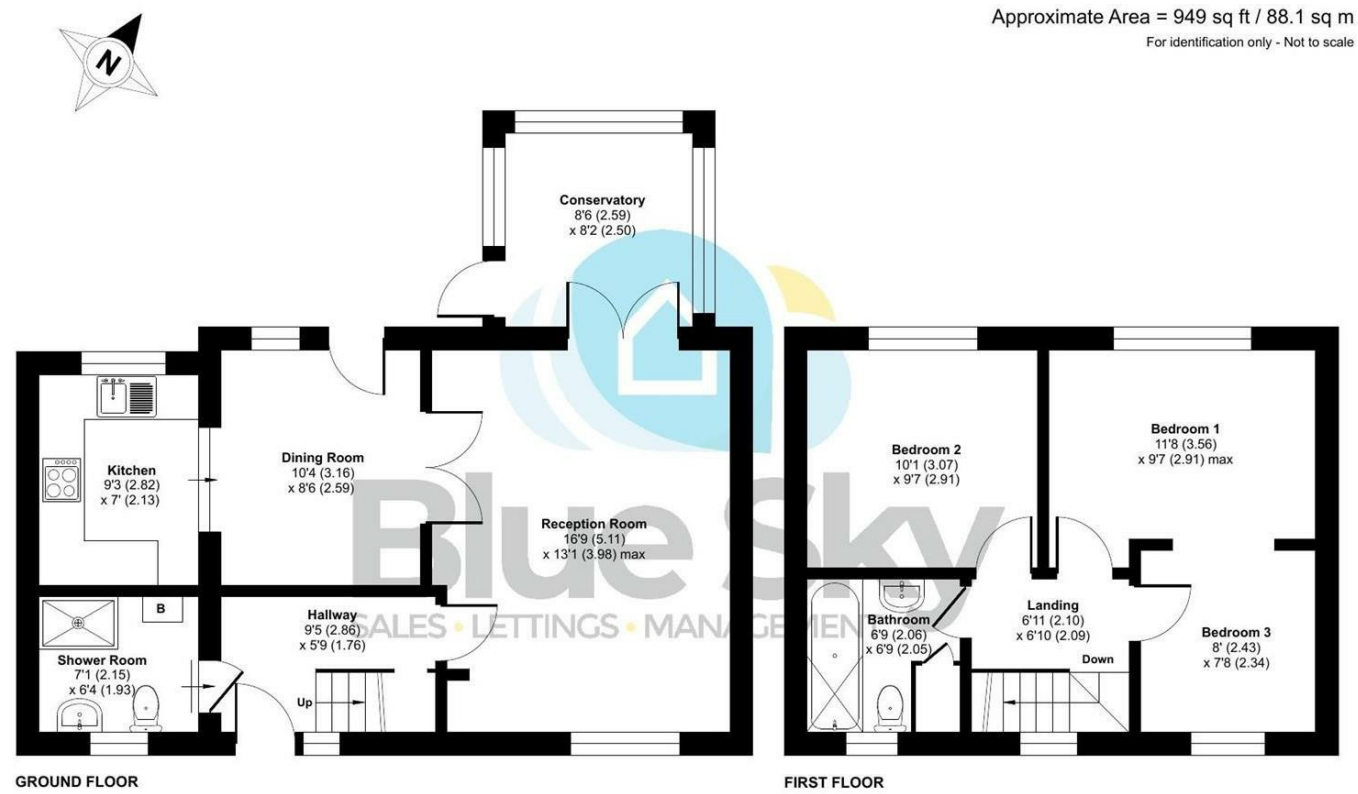
Offers In Excess Of £375,000



Memorial Road, Hanham, Bristol, BS15

Approximate Area = 949 sq ft / 88.1 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). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1540768

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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/drained 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.



3 2 1 D

Council Tax Band: D | Property Tenure: Freehold

Located in the sought-after area of Hanham, this charming three-bedroom detached house on Memorial Road offers a delightful blend of comfort and convenience. The property is ideally situated close to a variety of amenities, making daily errands a breeze. With excellent bus links nearby, commuting to Bristol and beyond is both easy and efficient. Inside, the home boasts a spacious layout, perfect for families or those who enjoy entertaining. The addition of a conservatory enhances the living space, allowing for a bright and airy atmosphere that is perfect for relaxation or social gatherings. The property features two well-appointed bathrooms, ensuring that morning routines run smoothly for all residents. Each of the three bedrooms offers ample space and natural light, creating inviting retreats for rest and relaxation. Bedroom three is currently used as a dressing room but can be changed by the seller to suit. The off-street parking at the rear provides both security and ease. With local schools within easy reach, this property is perfect for anyone looking to enjoy the vibrant community of Hanham.





Entrance
Double glazed front door with obscured glazing, double glazed window to front.

Entrance Hallway
9'5 x5'9 (2.87m x1.75m)
Radiator, stairs to first floor landing.

Shower Room
7'1 x 6'4 (2.16m x 1.93m)
Double glazed window to front, wash hand basin, W.C, mains shower with glass shower screen, tiled floor, tiled to shower, gas combination boiler, towel rail, consumer unit

Lounge
16'9 x 13'1 max (5.11m x 3.99m max)
Double glazed window to fornt, radiator, electric fire, double glazed door to conservatory, glass panelled door to kitchen/diner.

Dining Room
10'4 x 8'6 (3.15m x 2.59m)
Radiator, double glazed door to garden, glass panel door to lounge, step down to kitchen.

Kitchen
9'3 x 7' (2.82m x 2.13m)
Wall and base units with worktops over, gas hob, electric oven, single bowl sink and drainer with mixer tap, double glazed window to rear, space for fridge/freezer, space for washing machine, tiled splash backs, vinyl flooring

Conservatory
8'6 x 8'2 (2.59m x 2.49m)
Double glazed windows to rear, wood effect flooring, double glazed door to garden.

First Floor Landing
6'11 x 6'10 (2.11m x 2.08m)
Double glazed window to front, loft hatch.

Bedroom One
8' x 7'8 (2.44m x 2.34m)
Double glazed window to rear, radiator, bedroom one and three are currently open to each other, the seller will put a stud wall back up

Bedroom Two
10'1 x 9'7 (3.07m x 2.92m)
Double glazed window to rear, radiator.

Bedroom Three
8' x 7'8 (2.44m x 2.34m)
Double glazed window to front, radiator, bedroom one and three are currently open to each other, the seller will put a stud wall back up

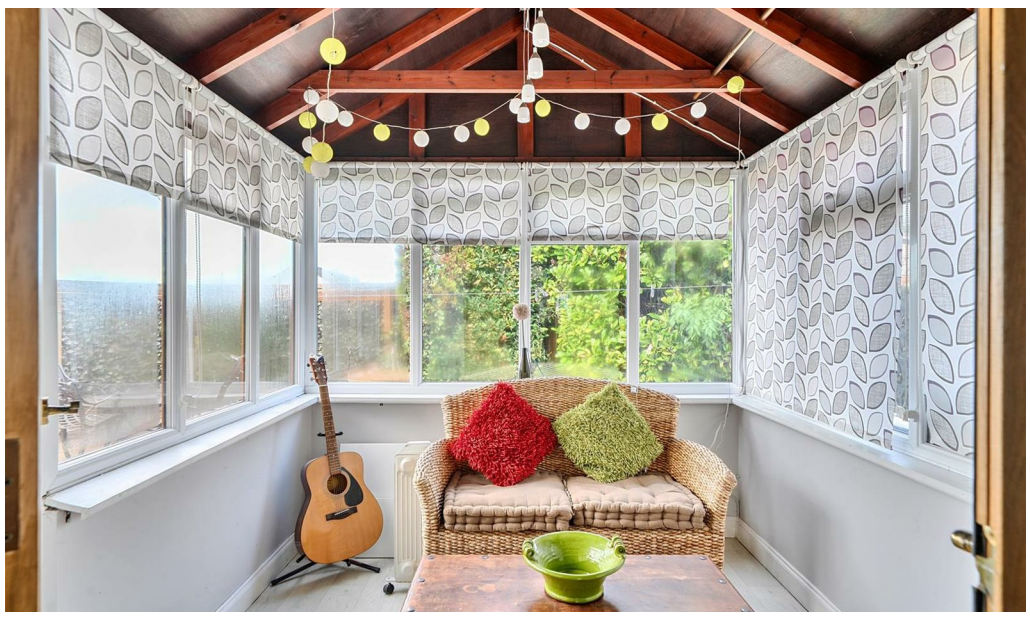
Bathroom
6'9 x 6'9 (2.06m x 2.06m)
Obscured double glazed window to front, low level W.C, wash hand basin, wood effect flooring, towel rail, panelled bath with mixer tap and shower attachment, storage cupboard.

Rear Garden
Patio slabs, astro turf, gate to drive

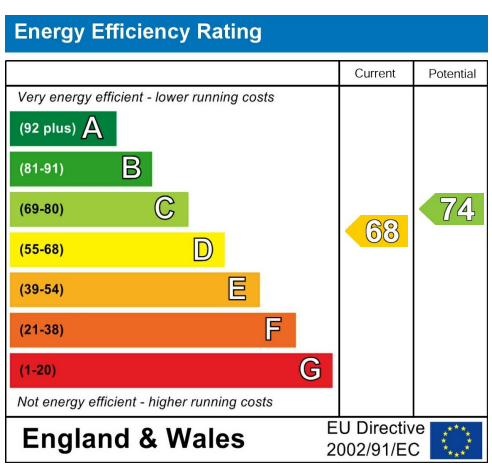
Front Garden
Patio area, stones.

Parking
To the rear, accessed by a side lane

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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