

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 14'6" x 6'0" (4.42 x 1.84)
- Living Room 12'7" x 11'10" (3.84 x 3.62)
- Living Room 11'1" x 10'5" (3.40 x 3.20m)
- Kitchen 14'5" x 7'5" (4.41 x 2.28)
- Utility Room/Hallway 2'7" x 6'5" (0.80 x 1.96)
- Landing 9'8" x 7'1" (2.95 x 2.18)
- Bedroom 13'3" x 8'11" (4.04 x 2.73)
- Bedroom 11'3" x 10'10" (3.43 x 3.31)
- Bedroom 8'11" x 7'2" (2.72 x 2.20m)
- Bathroom 5'6" x 7'1" (1.68 x 2.18)

Approximate total area 941.88 ft² 87.5 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



- Semi detached home
- Open plan lounge/diner
- Kitchen/breakfast room
- Three bedrooms
- Shower room
- Mature generous gardens
- Garage and driveway
- No chain

38 Samuel White Road, Hanham, Bristol, BS15 3LZ
£379,995 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



For sale for the first time since new, this three bedroom semi detached family home is situated in one of Hanham's most sought-after roads. Accommodation comprises hallway, open plan lounge/dining room, kitchen/breakfast room and downstairs cloakroom, with three good size bedrooms and a shower room.

Outside are mature generous gardens, driveway and a garage.

Offered with no onward chain and prompt viewing is highly recommended!



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

Offered for sale with no onward chain.

just a thought...

Highly desirable with no chain!