

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services or 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 14'8" x 11'8" (4.48 x 3.56)
- Dining Room 10'3" x 10'7" (3.14 x 3.24)
- Kitchen 6'7" x 10'9" (2.03 x 3.29)
- Family Room 6'2" x 12'10" (1.88 x 3.92)
- Sun Room 12'0" x 5'9" (3.66 x 1.76)
- First Floor Landing 11'5" x 8'6" (3.50 x 2.61)
- Bedroom 7'0" x 10'7" (2.14 x 3.25)
- Bedroom 7'5" x 10'9" (2.28 x 3.30)
- Shower Room 7'0" x 10'10" (2.14 x 3.32)



- Stone fronted cottage
- Living room
- Dining room
- Modern high gloss kitchen
- Additional reception/family area
- Three bedrooms
- Enclosed rear garden
- Gas central heating
- No onward chain!

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

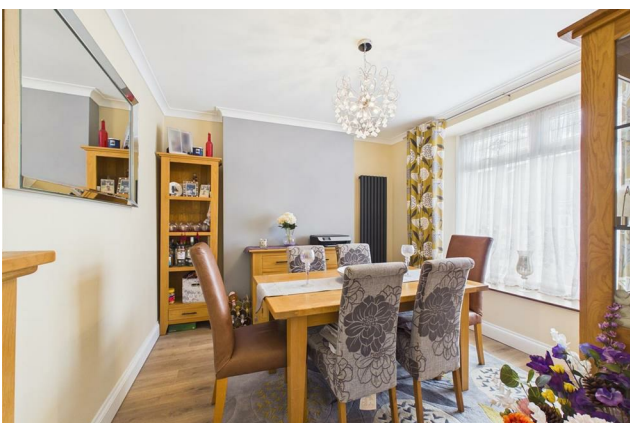


Beautifully presented stone fronted Victorian style cottage.

Entrance hallway, dining room, separate living room, modern high gloss kitchen, and additional reception/family area opening onto pleasant, enclosed rear garden.

At the first floor are three bedrooms and an upstairs shower room

No onward chain!



the location

Set on the ever popular Hanham high street, with its range of independent shops and restaurants. There are nearby junior and senior schools, and a frequent local bus service to Bristol city centre. The greenspaces of Magpie Bottom nature reserve and Hanham woods, are both within easy striking distance. Bristol 3 miles Bath 8.9 miles

*Offered for sale with
no onward chain!*

just a thought...

Behind this character cottage facade, lies a beautifully maintained, and deceptively spacious, family home, in great location, and all offered at a competitive price point. This is one that needs to be viewed!