

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

- Entrance Porch
- Hallway
- Office
- Reception
- Kitchen
- Living/Dining Room
- Terrace
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bathroom



- Beautifully presented, modern-style family home
- Spacious lounge/dining room
- Two additional reception rooms.
- Contemporary fitted kitchen
- Three well-proportioned bedrooms
- Modern family bathroom
- Off-street parking for two vehicles
- Enclosed garden with composite decking and generous lawned area
- Stunning views over Crews Hole towards Troopers Hill
- A fantastic home that must be viewed to be fully appreciated

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



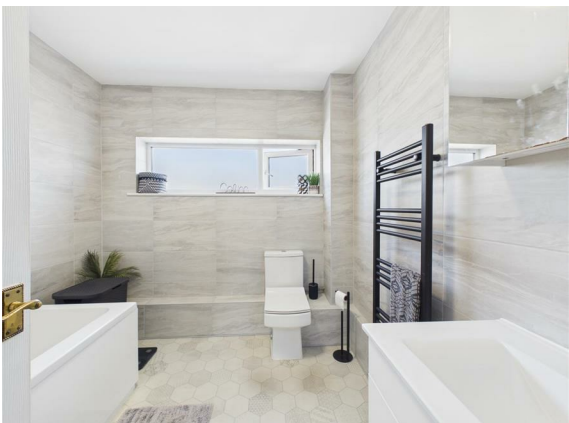
Beautifully presented, modern style family home in enviable location.

Entrance hallway, good sized lounge/diner, modern kitchen and additional two rooms, which could be used for work from home/storage.

At the first floor are three well proportioned bedrooms and a modern family bathroom.

With off street parking to the front for two vehicles, there is a lovely, child friendly enclosed level rear garden with composite decking and good sized lawned area, fabulous views to rear over Crews Hole and towards Troopers Hill.

This is a home which must be viewed..



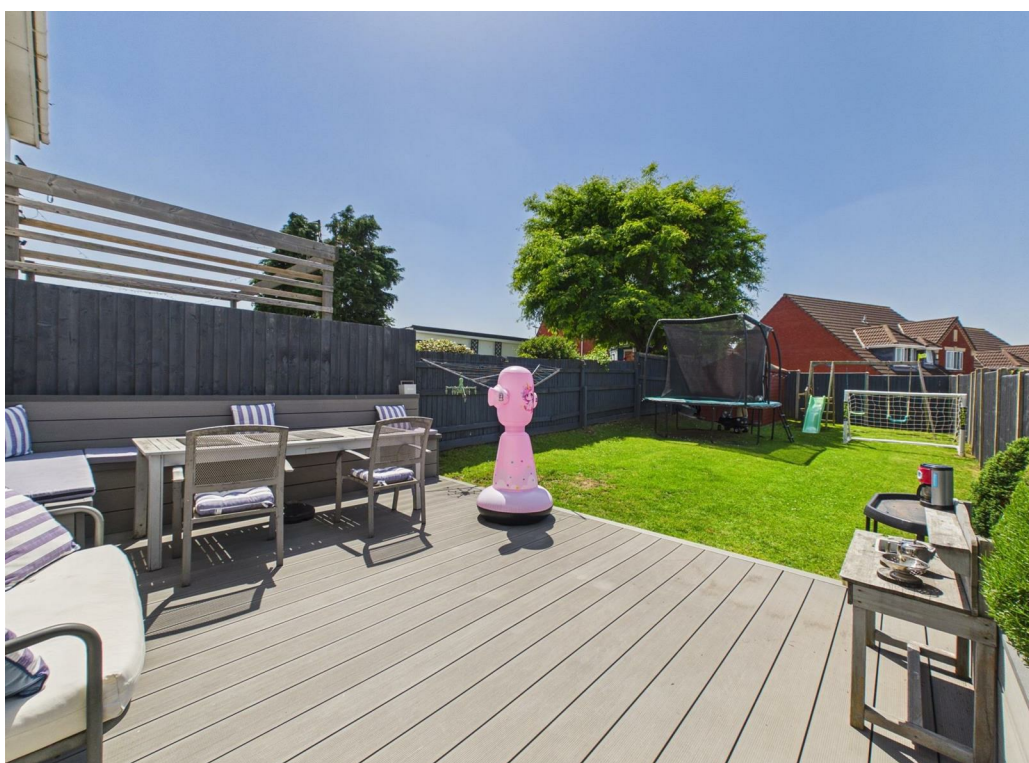
the location

Fantastic location, with green, wooded and riverside walks literally on your doorstep, with Crews Hole and the River Avon, plus easy access to Troopers Hill nature reserve. There are local shopping facilities at nearby Nags Head Hill, Hanham high street, Chuch Road is a short drive away, plus Bristol city centre is readily accessible.



what the owners will miss

"The uninterrupted views stretching across Bristol all the way to Ashton Court, a perfect spot to watch the balloons drift overhead during the fiesta. Being surrounded by nature, with Troopers Hill Nature Reserve and the beautiful Dundridge Park just moments away — the area is peaceful, almost tucked away feel. The neighbourhood itself is quiet and calm, and the south facing garden has been an absolute sun trap, holding the light long into the evenings."



just a thought...

If you haven't considered a modern style home before, this could be the one to change your mind! Deceptively spacious, really flexible accommodation for the growing family, or those requiring work from home space, Parking, lovely sunny garden and fabulous views - one not to be missed!