

Ground Floor

Entry: 5'3" x 2'1" (1.60 x 0.64 m)

Living Room: 18'6" x 12'8" (5.66 x 3.86 m)

Kitchen: 18'6" x 9'4" (5.64 x 2.85 m)

Floor 2

Bedroom: 9'10" x 12'7" (3.01 x 3.85 m)

Bedroom: 12'0" x 9'3" (3.67 x 2.84 m)

Bedroom: 8'4" x 8'1" (2.55 x 2.72 m)

Landing: 6'3" x 7'3" (1.91 x 2.22 m)

Bathroom: 6'3" x 5'7" (1.92 x 1.71 m)

Approximate total area: 798 ft² (74 m²)

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND B



A well presented and well proportioned three bedroom young family home close to central Hanham.

Entrance porch, good size lounge, kitchen/dining room. At the first floor are three bedrooms and a family bathroom.

Externally offers off street parking leading to a single detached garage and large rear garden with storage shed and WC.



the location

Set a short walk from the facilities of Hanham high street, with its range of shops and, cafes. There are good local schools nearby, a host of green spaces, and the more comprehensive shopping facilities of Longwell Green district centre, with national retailers, gym, swimming pool and cinema complex. Bristol 3.4 miles Bath 8.8 miles

*Offered for sale
with no onward
chain!*

just a thought...

Although requiring some modernisation and updating, this deceptively spacious home with prove ideal for a young family looking to make their own mark. With garage, parking and garden, this really is a great opportunity for the enterprising purchaser.