



- Living room
- Dining area
- Modern kitchen
- Downstairs cloakroom
- Three bedrooms
- Garage & parking
- Enclosed rear garden
- Set close to the heart of Hanham

34 Hunters Road, Hanham, Bristol, BS15 3EU  
£390,000 Freehold

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.

Hallway 13'4" x 5'11" (4.08 x 1.81)  
Living Room 13'9" x 10'11" (4.21 x 3.35)  
Dining Area 12'2" x 11'1" (3.73 x 3.40)  
Kitchen 18'0" x 8'0" (5.50 x 2.44)  
WC  
First Floor Landing  
Bedroom 12'3" x 9'1" (3.74 x 2.77)  
Bedroom 14'5" x 11'2" (4.40 x 3.42)  
Bedroom 9'2" x 7'3" (2.81 x 2.22)  
Shower Room 5'6" x 7'2" (1.70 x 2.19)



Approximate total area  
956 ft<sup>2</sup>  
88.9 m<sup>2</sup>

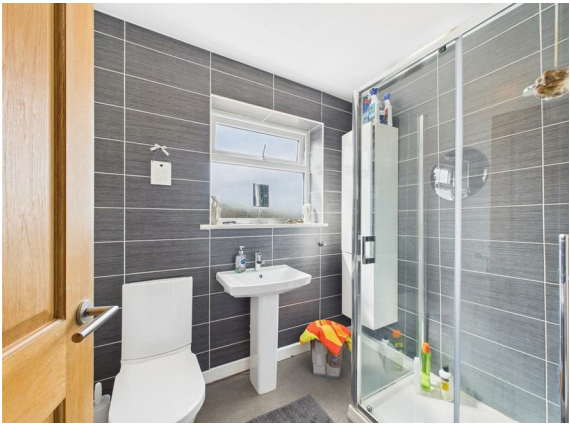
(1) Excluding balconies and terraces

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

GIRAFFE360



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



Beautifully presented three bedroom family home set close to the heart of Hanham

Entrance hallway, living room, dining area, opening onto a good sized high gloss modern kitchen, with downstairs cloakroom, lovely enclosed rear garden, off street parking, garage and gas central heating.

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

Viewing is recommended.

the location

Set in a super, convenient location a short walk from the facilities of Hanham high street, local junior and senior schools, plus a host of green and wooded walks. There is a local dentist and doctors surgery, and the more comprehensive facilities of Gallagher retail park, and its range of national retailers, is but a short drive away. Bristol 3.3 miles Bath 8.8 miles

just a thought...

If you hadn't considered this era of house before, this could be the one! Well located, deceptively spacious, off street parking, garage and garden. All ready to move into and offered at a competitive price point!

Set close to the heart of Hanham!