

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.



- Three bedrooms
- Living/dining room
- Kitchen
- Shower room
- Garage
- Off-street parking
- Enclosed rear garden

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



A well presented modern style three bedroom family home.

Entrance hallway, living/dining room, kitchen and integral garage.

At the first floor are three bedrooms and a shower room.

With off street parking to the front and a pleasant enclosed patioed and lawned garden to the rear.



the location

Set on this ever popular development on the edge of Hanham with a whole range of wooded river walks literally at the end of the road. There are local shops at Memorial Road and Hanham High Street plus Junior and Senior schools within walking distance. The Bristol to Bath cycle path and Avon Ring Road are both readily accessible.

just a thought...

Behind the modest but pleasant exterior lies a well presented home ready to move onto with a lovely garden, off street parking and integral garage. Set in a lovely location that is ideal for a young family and downsizers.

what the owners will miss

"We will miss our lovely garden, the wonderful neighbours and the convenient shops on the common"