



- Beautiful cottage-style new-build home
- Spacious lounge
- Kitchen/dining room
- Utility room and WC
- Three bedrooms
- Family bathroom and ensuite
- Enclosed rear garden
- Off-street parking
- Viewing highly recommended

214a High Street, Hanham, Bristol, South Gloucestershire, BS15 3HJ
Offers In Excess Of £350,000 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
Living Room
12'9" x 11'5" (3.90m x 3.48m)
Kitchen
12'7" x 10'0" (3.85m x 3.05m)
Utility Room
6'9" x 6'6" (2.07m x 2.00m)
WC
5'5" x 4'11" (1.66m x 1.52m)
Landing
11'9" x 10'5" (3.59m x 3.19m)
Bedroom
10'4" x 9'1" (3.15m x 2.78m)
Bedroom
6'3" x 6'0" (1.91m x 1.83m)
Bedroom
12'6" x 11'7" (3.82m x 3.55m)
En Suite
9'3" x 3'10" (2.84m x 1.18m)



PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING B

COUNCIL TAX BAND C



Beautifully presented and characterful new build cottage style home forming part of a small gated development of just three homes.

Entrance hallway, lounge, kitchen/diner, utility and downstairs cloakrooms.

At the first floor are two bedrooms and a family bathroom and at the second is a master bedroom with en suite.

With off street parking and an enclosed rear garden.

Viewing highly recommended.



the location

Set on the ever popular High Street, a short distance from local facilities, including independent shops and cafes. Excellent access to the Avon ring road, and the retail park at Longwell Green, plus the Bristol to Bath cycle track. There are a range of local schools and a host of green and wooded walks nearby. Bristol 3.4 miles Bath 10.4 miles.

what the owners will miss

"I love living in this property, its close to all the shops I have lovely neighbours it is a new build, I will miss the convenience of the shops and travel connections we often visit the Blue Bowl which is just down the road so will miss our visits to here, It is now time for retirement and we would like a smaller property for our next chapter."



just a thought...

Looking for a modern yet characterful home finished to a high standard than this could be the one! Lovely stone frontage, off street parking and super convenient location with local amenities literally on your door step.