

Ground Floor

Living/Dining Room
21'9" x 11'9"
6.64 x 3.60 m

Kitchen
18'10" x 8'8"
5.75 x 2.65 m

Hallway
11'5" x 5'4"
3.48 x 1.64 m

Bathroom
5'1" x 6'4"
1.55 x 1.95 m

Landing
7'3" x 4'0"
2.23 x 1.22 m

Bedroom
10'0" x 10'5"
3.06 x 3.18 m

Bedroom
11'6" x 9'8"
3.53 x 2.96 m

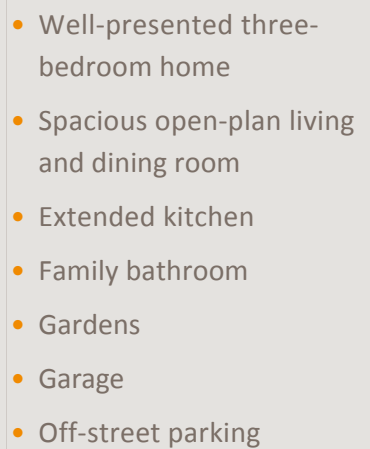
Bedroom
9'0" x 6'1"
2.76 x 2.11 m

Approximate total area¹
870 ft²
81 m²

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

(1) Excluding balconies and terraces

GIRAFEE360



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



A well-presented three-bedroom family home, tucked away in a quiet cul-de-sac in the ever-popular area of Hanham.

The accommodation comprises an open-plan living and dining room, an extended kitchen, three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a front garden and a generous rear garden, together with a garage and off-street parking..



the location

Conveniently placed close to the heart of Hanham and its range of shops and restaurants, the nearby wooded walks of Hanham woods, Conham river park and Troopers Hill nature reserve are also close at hand. Bristol 3.2 miles Bath 9.1 miles.

*Offered for sale
with no onward
chain.*

just a thought...

An ideal family home, offering well-proportioned living accommodation in a popular residential location.

