



- Spacious 1970s three-bedroom semi-detached family home
- Generous lounge/dining room with access to conservatory
- Fitted kitchen
- Downstairs WC and Family bathroom
- Well-maintained mature garden
- Garage
- Driveway providing off-street parking
- Within easy reach of Hanham High Street
- Ideal first-time purchase or family home
- Viewing highly recommended

28B Church Road, Hanham, Bristol, BS15 3AE
£340,000 Freehold

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Entry
7'3" x 2'9" (2.22m x 0.84m)

WC
2'8" x 7'3" (0.84 x 2.22 m)

Hallway
11'8" x 8'6" (3.56m x 2.61m)

Kitchen
11'8" x 8'6" (3.56m x 2.61m)

Living Room
15'2" x 12'11" (4.64m x 3.95m)

Conservatory
10'5" x 8'0" (3.20m x 2.45m)

Landing
13'4" x 9'1" (4.07m x 2.79m)

Bedroom
10'7" x 9'2" (3.23m x 2.80m)

Bedroom
10'3" x 5'8" (3.14m x 1.75m)

Bathroom
5'11" x 5'6" (1.82m x 1.69m)



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING B
COUNCIL TAX BAND C



This spacious 1970's three-bedroom semi-detached home offers generous living space and excellent potential, making it an ideal choice for families or first-time buyers alike.

The ground floor features an entrance porch leading into a hallway, a generous lounge/dining room with access to a conservatory, a fitted kitchen, and a convenient downstairs WC.

Upstairs, the property comprises three well-sized bedrooms and a family bathroom.

Externally, the home benefits from a driveway providing off-street parking, a garage, and side access to a beautiful, well-tended mature rear garden.



the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.8 miles Bath 9.5 miles

just a thought...

Situated within easy reach of Hanham High Street and well-regarded local schools, this property enjoys a popular and convenient setting. Early viewing is highly recommended to fully appreciate the space and potential on offer.

what the owners will miss

"We have lived here for just over 40 years, so we have a lot of memories, had a lot of fun, and seen a lot of changes. Our children have all grown up and moved to other parts of the country, so now, we are looking to downsize, away from Hanham. However, we'll certainly miss the garden, the wonderful neighbours, and the relative peace and quiet."