



- Two double bedrooms
- Living room
- Dining room
- Kitchen
- Sun room
- Bathroom
- Garden

2 Albert Road, Hanham, Bristol, BS15 3QX
£330,000 Freehold

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- Hallway
11'7" x 11'6" (3.54m x 3.51m)
- Dining Room
12'7" x 12'1" (3.85m x 3.69m)
- Living Room
12'7" x 9'2" (3.84m x 2.81m)
- Bathroom
9'10" x 7'11" (3.01m x 2.43m)
- Sun Room
9'7" x 6'4" (2.93m x 1.95m)
- Landing
14'9" x 11'8" (4.52m x 3.57m)
- Bedroom
11'8" x 14'10" (3.57 x 4.52 m)
- Bedroom
12'6" x 9'2" (3.84 x 2.81 m)
- Landing
3'9" x 0'7" (1.13 x 0.25 m)
- Bathroom
9'10" x 7'11" (3.01 x 2.43 m)



PROPERTY TYPE House
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND B



A lovely two bedroom home offering spacious accommodation alongside an attractive rear garden.

The ground floor comprises an entrance hallway, two generous reception rooms, a modern fitted kitchen and a light-filled sunroom overlooking the garden.

Upstairs there are two double bedrooms and a contemporary bathroom.

Outside, the property enjoys a well-maintained garden, with the added benefit of a useful storage shed.

Conveniently positioned close to local shops, amenities and excellent bus links into the city centre, this appealing home would make an ideal purchase. Early viewing is highly recommended.



the location

Ideally located in a well established part of Hanham, just a short walk from the High Street, the property is perfectly positioned for a variety of shops and everyday conveniences. Hanham is popular for its welcoming community atmosphere and choice of local schools, while regular transport links offer easy access to Bristol city centre.

what the owners will miss

Easy access for both Bristol and Bath
Local shopping very good with the retail park which is expanding
Great neighbours

just a thought...

Well presented throughout, this attractive property would make a perfect first-time purchase or an ideal choice for those looking to downsize to a home that is ready to move straight into.