16 Grange Avenue, Hanham, Bristol, BS15 3PF

£380,000 Freehold

DW SMITH EST 19 99

- Lounge/Diner
- Kitchen
- Three bedrooms
- Off street parking
- Gas central heating
- Lovely mature rear garden

Hallway

Kitchen
11'9" x 7'4" (3.59m x 2.25m)

Living/Dining Room
26'4" x 11'1" (8.04m x 3.39m)

Landing

Bedroom
14'0" x 9'2" (4.28m x 2.80m)

Bedroom
11'11" x 10'3" (3.64m x 3.13m)

Bedroom
8'1" x 7'4" (2.48m x 2.24m)

Bathroom
6'8" x 6'1" (2.05m x 1.87m)

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.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D

Well proportioned semi detached home in popular location.

Entrance hallway, through lounge/diner and kitchen at ground floor.

At the first are three bedrooms and a family bathroom.

With off street parking to the front, there is a lovely, mature South West facing rear garden.

Offered for sale with no onward chain!

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the location

Set in one of Hanham's most desirable roads, the local facilities of Hanham high street are a short walk away. Gover Road playing fields and the Bristol to Bath cycle track are literally at the end of the road. There are nearby wooded and river walks at Hencliffe Woods, leading to the River Avon and Conham River Park. The more comprehensive facilities of the retail park at Longwell Gren is a short drive away. Bristol 3.4 miles Bath

just a thought...

Although requiring modernisation and updating, this handsome property will provide the enterprising purchaser the basis for a comfortable "forever home". Desirable location, lovely rear garden, this is a rare opportunity!