Elm Cottage, 22 Chapel Road, Hanham, BRISTOL, BS15 8SD

Asking Price £330,000 Freehold

DW SMITH EST 19 99



- Well presented detached cottage
- Separate living and dining rooms
- Kitchen and utility room
- Two bedrooms
- Bathroom
- Off-street parking
- Self contained lawned garden



Hallway

Living Room
12'10" x 11'10" (3.93m x 3.61m)

Dining Room
12'1" x 10'9" (3.69m x 3.30m)

Kitchen
9'11" x 7'10" (3.03m x 2.41m)

Utility Room
5'7" x 5'0" (1.71m x 1.53m)

Landing

Bedroom
12'11" x 11'10" (3.96m x 3.62m)

Bedroom
13'0" x 10'11" (3.97m x 3.33m)

Bathroom
7'10" x 5'2" (2.40m x 1.60m)

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 - Detached

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





A well presented detached cottage in a super convenient location.

Entrance hallway, living room, dining room, kitchen and utility.

At the first floor are two bedrooms and bathroom.

Externally there is off street parking and a lovely self contained lawned garden.









the location

Set literally off Hanham High Street, this character home offers convenience and privacy. With a whole range of local amenities nearby including Gover Road playing fields, Hencliffe Woods and Conham River Park. Longwell Green Retail Park is a short drive away with a number of national retailers including Marks and Spencers, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path.





Offered for sale with no onward chain!

just a thought...

If you haven't considered a cottage before, this could be the one. Great location with bags of character and unusually parking and decent garden, this is one not to be missed.