20 Martins Road, Hanham, Bristol, BS15 3EW

£425,000 Freehold

DW SMITH EST 19 99



- Detached family home
- Good-sized lounge
- Kitchen/Dining Room
- Study/Utility room
- Three bedrooms
- Family bathroom
- Surprisingly large rear garden
- Two driveways to the front
- Attached single garage
- No onward chain



Hallway

Living Room
23'11" x 10'4" (7.29m x 3.15m)

Study
8'3" x 5'9" (2.54m x 1.77m)

Kitchen/Dining Room
29'9" x 10'9" (9.07m x 3.30m)

Utility Room
4'1" x 3'11" (1.26m x 1.20m)

Landing

Bedroom
12'8" x 9'8" (3.87m x 2.97m)

Bedroom
11'7" x 9'3" (3.55m x 2.82m)

Bedroom
8'0" x 5'10" (2.44m x 1.80m)

Bathroom
5'10" x 5'6" (1.78m x 1.70m)

Garage
17'8" x 8'0" (5.39m x 2.46m)

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

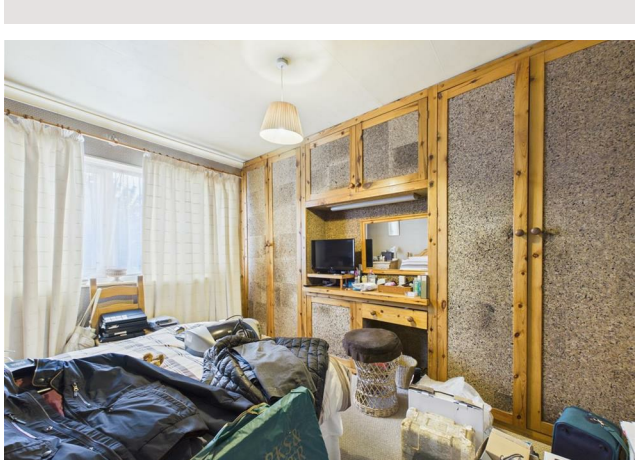
BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND D









Well proportioned detached and extended family home.

Entrance hallway, study/utility, good size lounge, kitchen/diner, plus additional utility/store.

At the first floor are three bedrooms and a family bathroom.

To the front of the property are two driveways, plus an attached single garage. To the rear is a surprisingly large rear garden with a range of mature trees and shrubs.

Offered for sale with no onward chain!









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the location

Set in a super convenient location just off the high street, this is an ideal family home with access to a whole host of local amenities, and local schools are within walking distance. Bristol 3.3 miles Bath 8.8 miles

just a thought...

Although requiring some updating, this is a handsome home, well located, of decent proportions and offering bags of potential wishing to make their own mark. The more comprehensive facilities of Gallagher retail park, and its range of national retailers, is but a short drive away.