25 Collett Close, Hanham, Bristol, BS15 3HZ

£300,000 Leasehold

DW SMITH EST 19 99



- Fully renovated and converted luxury two bedroomed coach house-style home
- Luxury cashmere shaker-style kitchen
- French doors opening onto a private, enclosed, low-maintenance garden
- First-floor open-plan lounge/dining area
- Two spacious bedrooms.
- Luxury bathroom with honed porcelain marble-effect tiles
- Enclosed gardens and two parking spaces.



Entrance hallway
3'0" x 7'9" (0.93 x 2.37)

Kitchen/Diner
12'1" x 17'1" (3.69 x 5.23)

First Floor Landing

Living Room
18'1" x 13'4" (5.52m x 4.08m)

Study Area
5'2" x 3'8" (1.59m x 1.12m)

Bedroom
13'5" x 8'5" (4.11 x 2.58)

Bedroom
9'4" x 9'3" (2.86 x 2.83)

Bathroom
11'1" x 5'6" (3.38 x 1.70)

Lease - 999 years from 1 January 1980

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

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





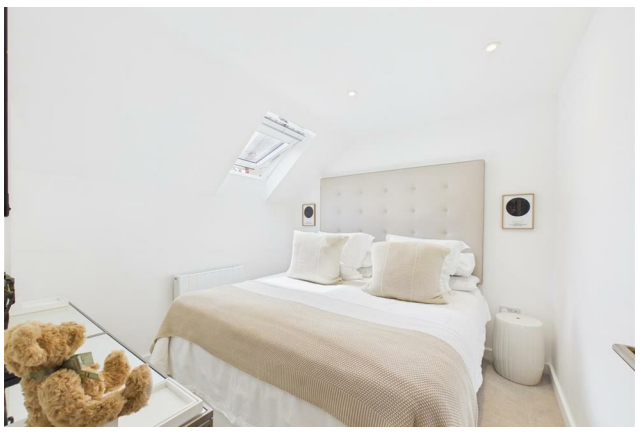
Fully renovated and converted luxury two bedroom coach house style home.

With enclosed gardens and two parking spaces, set within a highly sought after cul de sac.

On entering the property, via the entrance hallway, there is a luxury cashmere shaker style kitchen with integrated appliances, and solid, compact durable marble effect work surfaces, limed oak wooden LVT flooring in the kitchen and the entrance hallway. With French doors leading onto a low maintenance, private, enclosed garden with gate to front.

At the first floor is a fabulous open plan lounge, plus study area, with 'Cormar' carpets and matching runner on the stairs. Luxury bathroom with honed porcelain marble effect tiles, walk in rainfall shower, wall hung WC, and vanity unit, luxurious bath with bath filler and towel radiator, concealed storage shelves with lighting in the bath and shower areas.

There are two well proportioned bedrooms.











the location

Set a short walk from Vicarage playing fields, and wooded walks down to the River Avon, this home is set on the edge of Hanham, yet still retaining close proximity to the facilities of the nearby high street, with its range of shops and restaurants. Longwell Green district centre, with its retail park, gym swimming pool and range of national retailers, is a short drive away. Bristol 3.5 miles Bath 9.5 miles

Offered for sale with no onward chain!

just a thought...

If you are looking for a beautiful home ready to move into, this is it! Finished to the highest of standards, properties of this quality are genuinely rare. Fabulous location, modern, yet with character, private low maintenance garden and parking. Possibly the best two bedroom home available in the local area!