6 The Barton, Hanham, Bristol, Gloucestershire, BS15 3LW

Asking Price £330,000 Freehold

DW SMITH EST 19 99



- Three bedroom home
- Spacious living room
- Contemporary kitchen/dining room
- Family bathroom
- Enclosed rear garden
- Garage
- Great first-time buyer or family opportunity



Hallway

Living Room
12'10" x 11'10" (3.93m x 3.62m)

Kitchen/Dining Room
18'2" x 8'9" (5.56m x 2.68m)

Landing

Bedroom
13'3" x 10'4" (4.06m x 3.15m)

Bedroom
10'7" x 8'5" (3.25m x 2.57m)

Bedroom
8'2" x 7'8" (2.50m x 2.34m)

Bathroom
7'4" x 5'6" (2.24m x 1.68m)

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 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





A modern style three bedroom home.

Entrance hallway, living room, modern kitchen/dining room, garden to rear with garage located in a nearby block. With three bedrooms and family bathroom upstairs.

This is an ideal young family home..











what the owners will miss

"Living here has been enjoyable raising our wonderful daughter, but due to being a teenager soon, we have to move for being closer to the school of her choice. A very quite location, near to local shops doctors, we are sad to go, but its a new chapter in our lives to down size ready for old age"



the location

Well placed with local schools literally on the doorstep with Hanham High Street and its range of shops a short walk away. There is a host of green and wooded walks at Hencliffe Woods, Conham River Park and Troopers Hill. The more comprehensive facilities at Longwell Green Retail Park are a short drive away.

just a thought...

If you are looking for a smart modern family home within walking distance to schools, this is it!