



- Lounge/Dining room
- Modern Kitchen
- Three bedrooms
- Modern shower room
- Garage and off street parking
- Lawned rear garden
- Viewing advised

47 Marion Road, Hanham, Bristol, BS15 3LE
Offers In Excess Of £325,000 Freehold



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PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



A well presented three bedroom terrace family property situated in a popular location. The spacious accommodation comprises entrance hall, generous lounge/dining room and a modern kitchen. To the first floor are three good size bedrooms and a modern shower room.

Outside, to the front is off street parking and to the rear a lawned garden and a garage approached via a rear lane.

Ideally located within easy reach of popular schools and local amenities, a prompt viewing is highly recommended.

Offered for sale with no onward chain!



the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.7 miles Bath 8.9 miles

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just a thought...

This is an ideal opportunity for first time buyers or growing families.