



Connells

Collett Close
Hanham BRISTOL

Collett Close Hanham BRISTOL BS15 3HZ

for sale offers in excess of
£325,000



Property Description

The property is approached via a private driveway and benefits from a garage, providing ample off-street parking and storage. Upon entering, you are welcomed by an entrance porch leading into a spacious and inviting living room. To the rear, the stylish kitchen/diner overlooks the impressive rear garden and features a range of fully fitted units with integrated appliances, while patio doors provide direct access to the garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom.

The home has been lovingly maintained and thoughtfully updated throughout by the current owner, resulting in a property that is ready to move straight into.

Externally, the standout feature is the large rear garden, offering plenty of space for children to play, gardening enthusiasts, or outdoor entertaining.

Ideally positioned within walking distance of Hanham High Street, Vicarage Road Playing Fields, Hanham Abbots Junior School and Hanham Woods Academy, the property enjoys a family-friendly setting in one of Hanham's most desirable locations.

Ground Floor Accommodation

Porch

Double glazed doors to front and lounge.

Lounge

Double Glazed Window to Porch, Stairs up to First Floor, Under Stairs Cupboard, Door to Kitchen / Diner, Radiator.

Kitchen / Diner

Double Glazed Window and French Doors to Rear, Range of Modern Wall and Base Units with Work Surface Over, Inset Stainless Steel Sink with Draining Board and Mixer Tap, Built In Oven with Gas Hob and Extractor Hood Over, Integrated Appliances, Radiator.

First Floor Accommodation

Bedroom 1

Double Glazed Window to Rear, Radiator.

Bedroom 2

Double Glazed Window to Front, Radiator.

Bathroom

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Chrome Heated Towel Rail.

External Features

Rear Garden

Enclosed via Part Wall / Part Fence Surround, Low Maintenance, Mostly Laid to Shingle with Decking Area, Pedestrian Door to Garage.

Garage

Located to the Side of the Property, Up and Over Door with Pedestrian Door to Rear Garden.

Parking

Driveway Parking in Front of the Property and Garage.

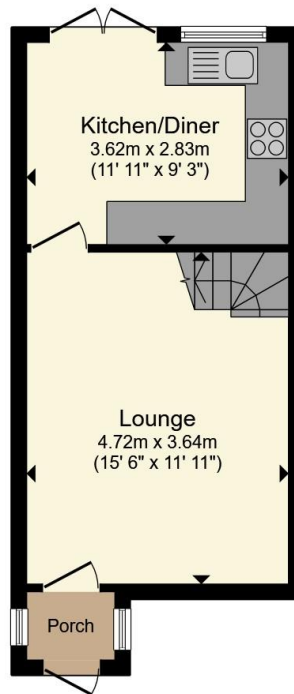
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

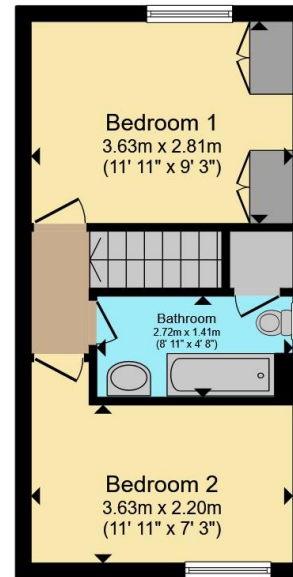








Ground Floor



First Floor

Total floor area 55.9 m² (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104571



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