



- Living room
- Separate dining room
- Downstairs WC
- Kitchen
- Sun room
- Three bedrooms
- Pleasant enclosed garden
- Garage

164 High Street, Hanham, Bristol, BS15 3HH
£350,000 Freehold

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Hallway
Living Room 13'6" x 12'1" (4.14m x 3.69m)
WC 6'5" x 3'1" (1.98m x 0.96m)
Dining Room 12'7" x 9'11" (3.84m x 3.03m)
Kitchen 16'9" x 7'10" (5.12m x 2.40m)
Living Room 10'3" x 7'0" (3.13m x 2.15m)
Garage 15'5" x 14'8" (4.72m x 4.49m)
Landing 12'7" x 10'11" (3.84m x 3.34m)
Bedroom 11'4" x 10'4" (3.46m x 3.16m)
Bedroom 7'3" x 7'3" (2.23m x 2.23m)
Bathroom 6'5" x 5'7" (1.97m x 1.71m)

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well presented three bedroom family home in super, convenient locality.

Entrance hallway with downstairs w.c, living room, separate dining room, kitchen and sun room.

Pleasant enclosed garden and good sized garage to rear.

Three bedrooms and an upstairs family bathroom.

Viewing advised.

the location

Set on the ever popular High Street, a short distance from local facilities, including independent shops and cafes. Excellent access to the Avon ring road, and the retail park at Longwell Green, plus the Bristol to Bath cycle track. There are a range of local schools and a host of green and wooded walks nearby. Bristol 3.4 miles Bath 10.4 miles.

what the owners will miss

"Just a few of the things we will miss .. the lovely neighbours, the bright sunny garden, coffees in the sun room and being cosy by the fire in the living room."

just a thought...

Behind this pleasant, yet modest exterior, lies a well presented and well proportioned family home. Excellently located with good garden, and large garage, this home is worthy of a viewing.