28 Martins Road, Hanham, Bristol, BS15 3EW

Offers In The Region Of £300,000 Freehold

DW SMITH EST 19 99



- Living room
- Dining room/bedroom 3
- Two further bedrooms
- Kitchen/utility
- Bathroom
- Parking
- Enclosed garden to rear
- Garage
- No onward chain



Hallway

Kitchen
17'1" x 6'4" (5.23m x 1.95m)

Utility Room
7'1" x 6'8" (2.17m x 2.04m)

Living Room
14'8" x 12'7" (4.49m x 3.84m)

Living Room
9'4" x 6'8" (2.87m x 2.05m)

Dining Room/Bedroom
10'11" x 9'6" (3.34m x 2.92m)

Bedroom
13'11" x 9'4" (4.26m x 2.87m)

Bedroom
17'1" x 9'6" (5.22m x 2.92m)

Bathroom
5'10" x 5'6" (1.78m x 1.70m)

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 Bungalow - Semi Detached

BEDROOMS 3

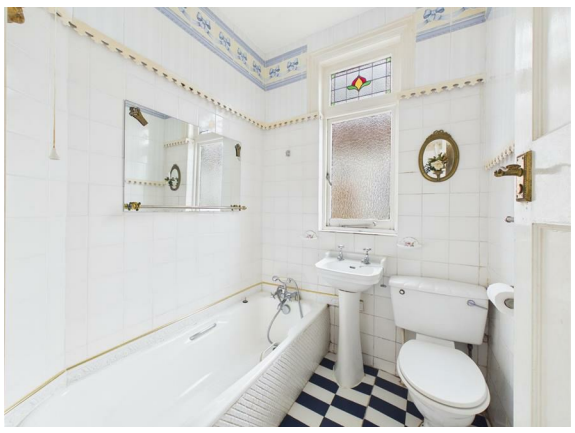
RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C





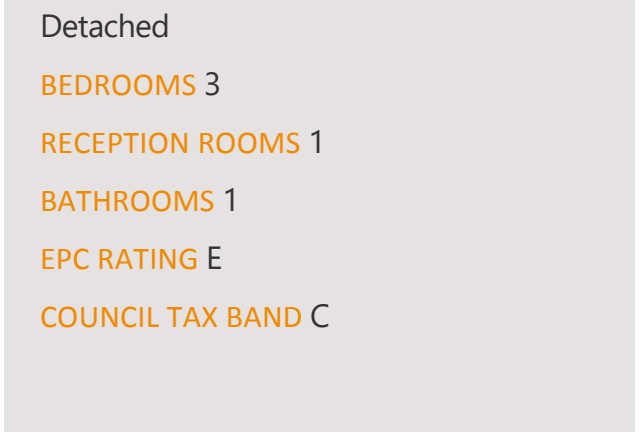
Well proportioned semi detached bungalow in fantastic, convenient location.

Entrance hallway, living room, separate dining room/bedroom 3, two further bedrooms, kitchen/utility and bathroom.

With off street parking to front, and a good size enclosed garden and garage to rear.

Offered for sale with no onward chain!

We would advise that this property should attract cash buyers or those with a significant deposit.









the location

Ideally located for all good local amenities including local junior and senior schools, the shopping facilities of Hanham high street, walks in nearby Gover Road, Hencliffe Woods, and Conham river park. There is excellent access to both Bristol city centre and Bath with Longwell Green district centre and retail park with cinema complex, gym, Marks and Spencer, Costa (amongst other retailers) nearby. Bristol 3.3 miles Bath 8.7 miles





Offered for sale with no onward chain!

just a thought...

Although requiring extensive modernisation and refurbishment and potential to extend subject to planning permission, this is an opportunity to acquire a bungalow in a great location. Offering charm and character and a chance to really make your own mark on a home.