48 The Meadows, Hanham, Bristol, BS15 3PA

£425,000 Freehold

DW SMITH EST 19 99



- Lounge/dining room
- Kitchen
- Downstairs shower room/utility
- Sun room
- WC
- Three bedrooms
- Family bathroom
- Garage and parking
- Enclosed rear garden
- No onward chain!



Hallway

Lounge/Diner
14'4" x 24'0" (4.38 x 7.32)

Kitchen
8'5" x 8'7" (2.59 x 2.63)

Shower Room/Utility
9'2" x 9'2" (2.80 x 2.80)

Sun Room
9'0" x 6'10" (2.76 x 2.09)

WC

First Floor Landing

Bedroom
9'6" x 11'8" (2.91 x 3.56)

Bedroom
10'9" x 9'9" (3.29 x 2.99)

Bedroom
7'8"x 8'9" (2.36x 2.67)

Bathroom
6'5" x 6'2" (1.97 x 1.89)

Garage

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 - Link Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D





Well presented family home in popular cul de sac location.

Entrance hallway with downstairs w.c, lounge area, dining area, kitchen, conservatory and downstairs shower room/utility and a garage.

At the first floor are three bedrooms and a family bathroom.

With a pleasant enclosed garden to rear and off street parking.

The home further benefits from gas central heating and an electric car charging point.

Offered for sale with no onward chain!













the location

Set in one of Hanham's most popular developments, this home is ideal for a young family. Close to the green space of Gover Road, and nearby walks at Hanham woods. Local shops are a short walk away in Hanham high street, and local schools are also easily accessible.

Offered for sale with no onward chain!

just a thought...

If you hadn't considered a modern style house before, this could be the one! Convenient, desirable location, good sized accommodation and decent garden, plus parking and garage, all offered at a competitive price point.