

Ground Floor

Entry: 5'3" x 2'1" (1.60 x 0.64 m)

Living Room: 18'6" x 12'8" (5.66 x 3.86 m)

Kitchen: 18'6" x 9'4" (5.64 x 2.85 m)

Staircase: 7'4" x 5'0" (2.24 x 1.52 m)

Floor 2

Bedroom 1: 9'10" x 12'7" (3.01 x 3.85 m)

Bedroom 2: 12'0" x 9'3" (3.67 x 2.84 m)

Bedroom 3: 8'4" x 8'1" (2.55 x 2.72 m)

Landing: 6'3" x 7'3" (1.91 x 2.22 m)

Bathroom: 6'3" x 5'7" (1.92 x 1.71 m)

Staircase: 7'4" x 5'0" (2.24 x 1.52 m)

Approximate total area

798 ft²
74 m²

GIRAFFE 360

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

(1) Excluding balconies and terraces



DW SMITH EST 1999

PROPERTY TYPE House - End Terrace
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING
COUNCIL TAX BAND B



A well presented and well proportioned three bedroom young family home close to central Hanham.

Entrance porch, good size lounge, kitchen/dining room. At the first floor are three bedrooms and a family bathroom.

Externally offers off street parking leading to a single detached garage and large rear garden with storage shed and WC.



the location

Set a short walk from the facilities of Hanham high street, with its range of shops and, cafes. There are good local schools nearby, a host of green spaces, and the more comprehensive shopping facilities of Longwell Green district centre, with national retailers, gym, swimming pool and cinema complex. Bristol 3.4 miles Bath 8.8 miles

*Offered for sale
with no onward
chain!*

just a thought...

Although requiring some modernisation and updating, this deceptively spacious home with prove ideal for a young family looking to make their own mark. With garage, parking and garden, this really is a great opportunity for the enterprising purchaser.