

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

10'5" x 17'6" (3.18 x 5.35)

Loft Room

5'6" x 6'8" (1.69 x 2.05)

Bathroom

8'0" x 7'7" (2.45 x 2.33)

Bedroom

11'3" x 10'11" (3.44 x 3.34)

Bedroom

12'6" x 9'4" (3.83 x 2.85)

Bedroom

8'5" x 3'1" (2.57 x 0.94)

Landing

17'6" x 7'0" (5.34 x 2.15)

Kitchen

18'10" x 11'7" (5.75 x 3.55)

Dining/Sun Room

12'6" x 12'9" (3.82 x 3.90)

Living Room

4'11" x 2'9" (1.51 x 0.85)

W.C

13'4" x 6'0" (4.07 x 1.83)

Hallway

1145 ft²

106.4 m²

58 ft²

5.4 m²

Reduced bedroom

Approximate total area*

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92ft)

GIRAFFE360

12'6" x 9'4" (3.83 x 2.85 m)

Bedroom

11'3" x 10'11" (3.44 x 3.34 m)

Bedroom

8'0" x 7'7" (2.45 x 2.33 m)

Bedroom

5'6" x 6'8" (1.69 x 2.05 m)

Bathroom

2'57" x 0'94" (0.79 x 0.29 m)

Landing

1145 ft²

106.4 m²

58 ft²

5.4 m²

Reduced bedroom

Approximate total area*

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.92ft)

GIRAFFE360

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Living Room

18'10" x 11'7" (5.75 x 3.55 m)

Dining Area/Sun Room

17'6" x 7'0" (5.34 x 2.15 m)

Kitchen

4'11" x 2'9" (1.51 x 0.85 m)

WC

13'4" x 6'0" (4.07 x 1.83 m)

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GIRAFFE360

- Living room
- Dining room
- Sun room
- Extended kitchen
- WC
- Three bedrooms
- Loft room
- Garage and gardens
- Gas central heating
- No onward chain!

11 Footshill Road, Hanham, Bristol, BS15 8EP

£380,000 Freehold

DW

SMITH

EST 1999

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND B



A well proportioned and extended substantial family home.

Entrance hallway, living room, dining room, extended kitchen and downstairs cloakroom.

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

There is a loft room with staircase and velux windows.

Externally, is off street parking to the front and enclosed rear garden plus garage.

Offered for sale with no onward chain!

Please note the property is currently tenanted - the photographs used were taken before the tenancy commenced.



*Offered for sale with
no onward chain!*

the location

Well placed for the local facilities of Hanham high street and Kingswood shopping centre. Magpie Bottom nature reserve is literally on the doorstep. There are good local schools nearby, and the retail and leisure facilities of Longwell Green district centre are a short drive away. Bristol 3.5 miles Bath 9.2 miles.

just a thought...

If you hadn't considered this location before, this could be the one! Deceptively spacious, set in a super convenient location with a whole host of local amenities, in both nearby Kingswood, Hanham and Longwell Green.