188 Hanham Road, Kingswood, Bristol, BS15 8NU

£340,000 Freehold

DW SMITH EST 19 99



- Character stone-fronted Victorian home
- Living room
- Dining room and Sun Room
- Kitchen
- Two well-proportioned first floor bedrooms
- Third bedroom loft conversion on the second floor
- Family Bathroom and Downstairs WC
- Large rear garden for a property of this era
- Viewing highly recommended
- No chain



Hallway

Living Room
11'11" x 11'8" (3.65m x 3.58m)

Dining Room
11'9" x 11'9" (3.60m x 3.59m)

Sun Room
12'8" x 6'11" (3.88m x 2.11m)

Kitchen
12'2" x 7'4" (3.72m x 2.24m)

Utility Room
9'11" x 5'8" (3.03m x 1.73m)

WC
4'2" x 2'5" (1.28m x 0.76m)

Landing

Bedroom
15'1" x 11'10" (4.62m x 3.63m)

Bedroom
11'9" x 9'3" (3.6m x 2.83m)

Bathroom
10'4" x 6'11" (3.15m x 2.12m)

Bedroom
20'8" x 10'7" (6.32m x 3.25m)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

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PROPERTY TYPE House - Terraced

BEDROOMS 3

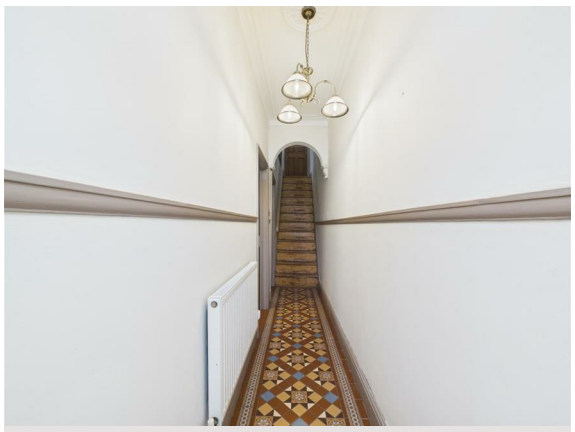
RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Character stone fronted Victorian style home in popular convenient locality.

Entrance hallway, living room, dining room, sun room, downstairs WC and kitchen at the ground floor.

At the first floor are two well proportioned bedrooms and an upstairs family bathroom,

At the second floor is a third bedroom loft conversion with outstanding panoramic views across Bristol city to the rear.

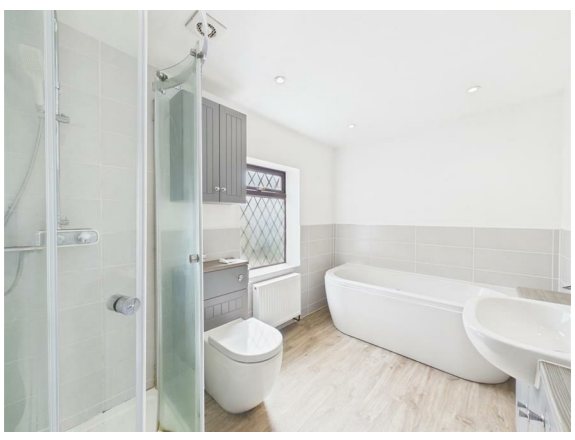
The rear garden is predominantly laid to lawn and is a good size, with a range of mature trees. Unusually large for a property of this era, the garden also benefits from a greenhouse, shed, Anderson shelter with sauna (untested).

Viewing advised.









the location

Set in a super convenient location between the high streets of both Hanham and Kingswood and their extensive range of shops and facilities. There is a range of good local schools nearby, including the highly sought after Beacon Rise which is literally across the road. Green and wooded walks at Magpie Bottom and nearby Hanham woods are easily accessible, the Avon ring road and the Bristol to Bath cycle path are a short distance away. Bristol 4.3miles Bath 9.7miles



what the owners will miss

Offered for sale with no onward chain!

just a thought...

If you are looking for a character home in a great location, with a large garden this is it! Decent proportions lovely views from the top floor, this home is a real opportunity.