



- Terraced family home
- Three bedrooms
- Spacious living room
- Open-plan kitchen/dining/family room
- Utility and Downstairs WC
- Mature, beautifully tended rear garden
- Two off-street parking spaces
- Composite patio area

35 Martins Road, Hanham, Bristol, BS15 3EP
Offers In Excess Of £420,000 Freehold

Entry
Hallway
Living Room
13'1" x 11'10" (4.01m x 3.63m)
Kitchen/Living Area
24'3" x 17'4" (7.41m x 5.29m)
Terrace
18'11" x 8'7" (5.78m x 2.62m)
Utility Room
4'3" x 3'7" (1.30m x 1.10m)
WC
3'9" x 3'6" (1.15m x 1.08m)
Landing
11'7" x 10'6" (3.55m x 3.21)
Bedroom
10'2" x 9'7" (3.10m x 2.93m)
Bedroom
9'4" x 7'4" (2.87m x 2.25m)
Bedroom
9'2" x 5'0" (2.80m x 1.54m)



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Beautifully presented and refurbished family home.

Entrance hallway, living room, open plan kitchen/diner/family room with island, downstairs w.c. and utility. At the first floor are three bedrooms and a family bathroom. With full width bi-fold doors opening onto composite patio and beautifully tended front and rear gardens.

The property also benefits from two off street parking spaces.

the location

Set in an ever popular location just off the high street, this home offers spacious accommodation with a plethora of facilities right on its doorstep. With local senior and junior schools within walking distance, there is a range of shops on the high street, and the more comprehensive facilities of Longwell Green district centre with its range of national retailers a short distance away. the Avon ring road, Bristol to Bath cycle track, and a whole host of green wooded and river walks are all within easy striking distance. Bristol 4.0miles Bath 9.7miles

what the owners will miss

"Enjoying my breakfast in the morning sun sat in the pergola. Enjoying evening drinks in the pergola or on the decking whilst the sun is going down, as all the garden lights start coming on.

Being able to hold family gatherings, allowing the seamless flow from the outside- in. Having the sun in the garden all day (and evening). Cosy winter evenings in the front room, with the fire on.

Being able to walk down the road and be in the woods by the river, taking a stroll on a Sunday afternoon."

just a thought...

Behind this pleasant, yet modest exterior lies a beautifully presented, extended and deceptively spacious home, which must be viewed to be fully appreciated. With a huge amount of attention to detail, and a range of quality finishes, this is one not to be missed!