



- Rarely available and beautifully presented
- Lounge/diner
- Refitted kitchen
- Conservatory
- Two bedrooms
- Refitted shower room
- Enclosed garden
- Garage and off street parking

2 Memorial Close, Hanham, Bristol, BS15 3JP
£375,000 Freehold

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.



PROPERTY TYPE Bungalow - Semi
Detached
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND C



Beautifully presented semi detached bungalow in super, convenient, cul de sac location.

With entrance lobby, entrance hallway, good sized lounge/diner, recently refitted kitchen, conservatory, two double bedrooms and a recently refitted shower room.

With off street parking for two vehicles, a pleasant, enclosed rear garden and a garage.



the location

Set in a coveted position, not far from the facilities of Hanham high street, and its range of shops and restaurants. There are also local shops at nearby Memorial Road and a range of green and wooded walks from Gover Road playing fields to Vicarage playing fields and the Avon Valley walkway leading to the River Avon. Bristol 3.5 miles Bath 9.1 miles

just a thought...

Deceptively spacious and beautifully presented, this smart bungalow is ready to move into. Having been lovingly refurbished and maintained over the last 19 years by the present owners. Bungalows of this quality are indeed rare to the market!

Beautifully presented
and set in super,
convenient cul de sac
location.