8 Footshill Close, Hanham, Bristol, BS15 8HG

Offers In Excess Of £425,000 Freehold

DW SMITH EST 19 99



- Cul de sac position
- Lounge
- Kitchen/dining room
- Conservatory
- Four bedrooms
- Larger than average rear garden
- Garage and driveway



Hallway

WC
5'10" x 2'11" (1.80m x 0.89m)

Living Room
17'10" x 10'9" (5.45m x 3.29m)

Sun Room
12'5" x 8'2" (3.81m x 2.51m)

Kitchen
17'11" x 9'4" (5.48m x 2.87m)

Landing

Bedroom
10'7" x 8'1" (3.25m x 2.47m)

Bedroom
9'5" x 8'8" (2.89m x 2.66m)

Bedroom
9'4" x 8'2" (2.87m x 2.50m)

Bedroom
9'4" x 6'5" (2.87m x 1.97m)

Bathroom
6'2" x 5'2" (1.88m x 1.60m)

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.

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PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D





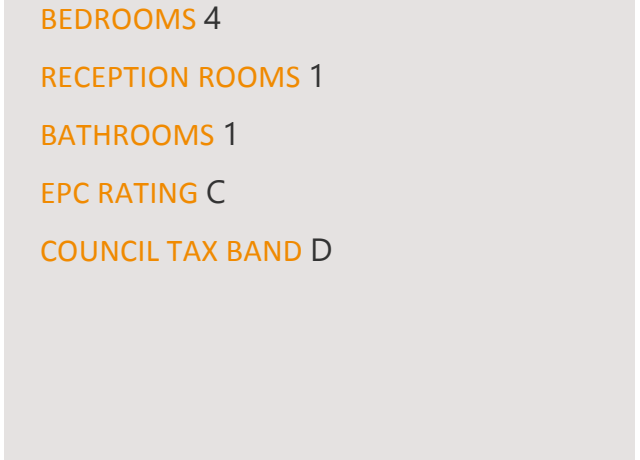
Occupying a popular cul de sac position, is this well presented detached property.

The accommodation comprises entrance hall, lounge leading into a conservatory, a modern kitchen/dining room and a WC.

To the first floor are four bedrooms and a bathroom.

Outside, to the front is an open plan garden, and a driveway to an attached garage.

The present owners have purchased land from a neighbour at the rear making the rear garden larger than average for its position.











Larger than average garden for its position!



the location

Set between the high streets of Hanham and Kingswood with Magpie Bottom Nature Reserve and a good range of schools and amenities. Excellent access to the ring road and cycle track for great for commuting to Bristol and Bath. Bristol 4.4 miles Bath 9.8 miles

just a thought...

If you are looking for a property close to popular schools, this could be the one for you, as it is situated within easy reach of Beacon Rise school, with its outstanding Ofsted rating.