45 Tudor Road, Hanham, Bristol, BS15 8SF

£285,000 Freehold

DW SMITH EST 19 99

- Well presented and well proportioned three-bedroom family home
- Popular location close to central Hanham
- Good size lounge
- Kitchen/dining room
- Three bedrooms
- Family bathroom
- Off-street parking
- Detached single garage
- Large enclosed rear garden
- Storage shed and outside WC





Entry

Living Room
18'6" x 12'7" (5.66 x 3.86)

Kitchen
18'6" x 9'4" (5.64 x 2.85)

Bedroom
12'7" x 9'10" (3.85 x 3.01)

Bedroom
12'0" x 9'3" (3.67 x 2.84)

Bedroom
8'11" x 8'4" (2.72 x 2.55)

Bathroom
6'3" x 5'7" (1.92 x 1.71)

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 - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B





A well presented and well proportioned three bedroom young family home close to central Hanham.

Entrance porch, good size lounge, kitchen/dining room. At the first floor are three bedrooms and a family bathroom.

Externally offers off street parking leading to a single detached garage and large rear garden with storage shed and WC.









the location

Set a short walk from the facilities of Hanham high street, with its range of shops and, cafes. There are good local schools nearby, a host of green spaces, and the more comprehensive shopping facilities of Longwell Green district centre, with national retailers, gym, swimming pool and cinema complex. Bristol 3.4 miles Bath 8.8 miles



Offered for sale with no onward chain!

just a thought...

Although requiring some modernisation and updating, this deceptively spacious home with prove ideal for a young family looking to make their own mark. With garage, parking and garden, this really is a great opportunity for the enterprising purchaser.