16 Riverside Way, Hanham, Bristol, BS15 3TR

£400,000 Freehold

DW SMITH EST 19 99



- Lounge
- Kitchen/diner
- Conservatory
- Three bedrooms
- Lovely tiled bathroom
- Off street parking and garage
- Corner, side and rear gardes
- Viewing advised



Hallway
5'5" x 3'4" (1.66 x 1.02)

Living Room
13'4" x 14'6" (4.08 x 4.42)

Kitchen
16'7" x 10'7" (5.08 x 3.25)

Sun Room
8'7" x 8'11" (2.62 x 2.72)

Landing

Bedroom
12'11" x 9'6" (3.96 x 2.91)

Bedroom
12'4" x 8'3" (3.76 x 2.53)

Bedroom
6'10" x 6'9" (2.09 x 2.06)

Bathroom
7'1" x 7'11" (2.17 x 2.43)

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 - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D





Beautifully presented contemporary styled semi detached home.

Porcelain and sandstone driveway leading to canopied front door, entrance hallway, living room, quality refitted kitchen with contrasting units with copper handles, leading to sun room.

The rear garden has been fully landscaped with porcelain patio, level lawned area, railway sleepers forming flower borders and cedral fencing with integrated lighting.

At the first floor are three bedrooms, and a modern fully tiled bathroom.

There is off street parking for two vehicles, a single garage and an EV point.







the location

Superbly located in the ever popular Hanham Green, this home offers the best of city living, with a feel of the country. Wooded walks in Hencliffe Woods down to Conham River Park are literally on your doorstep. There are local schools, shops and pubs within walking distance, and the more comprehensive facilities of Hanham high Street and Longwell Green Retail Park are but a short drive away. Bristol 4.2 miles Bath 8.7 miles





Beautifully presented, contemporary style home set in superb location, close to wooded and river walks

just a thought...

If you haven't considered this area before, then think again! With a surprising range of local facilities, yet set in an area that feels almost semi rural. Viewing recommended!