20 Hawthorn Avenue, Hanham, Bristol, BS15 3ES

**£310,000** Freehold

DW SMITH EST 19 99



- Well-presented three-bedroom home
- Spacious open-plan living and dining room
- Extended kitchen
- Family bathroom
- Gardens
- Garage
- Off-street parking




Hallway

Living/Dining Room
21'9" x 11'9" (6.64m x 3.60m)

Kitchen
18'10" x 8'8" (5.75m x 2.65m)

Landing

Bedroom
11'6" x 9'8" (3.53m x 2.96m)

Bedroom
10'5" x 10'0" (3.18m x 3.06m)

Bedroom
9'0" x 6'11" (2.76m x 2.11m)

Bathroom
6'4" x 5'1" (1.95m x 1.55m)

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.

**DW Smith & Company,** 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
**EMAIL** enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





A well-presented three-bedroom family home, tucked away in a quiet cul-de-sac in the ever-popular area of Hanham.

The accommodation comprises an open-plan living and dining room, an extended kitchen, three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a front garden and a generous rear garden, together with a garage and off-street parking.











## the location

Conveniently placed close to the heart of Hanham and its range of shops and restaurants, the nearby wooded walks of Hanham woods, Conham river park and Troopers Hill nature reserve are also close at hand. Bristol 3.2 miles Bath 9.1 miles.

*Offered for sale with no onward chain.*



## just a thought...

An ideal family home, offering well-proportioned living accommodation in a popular residential location.