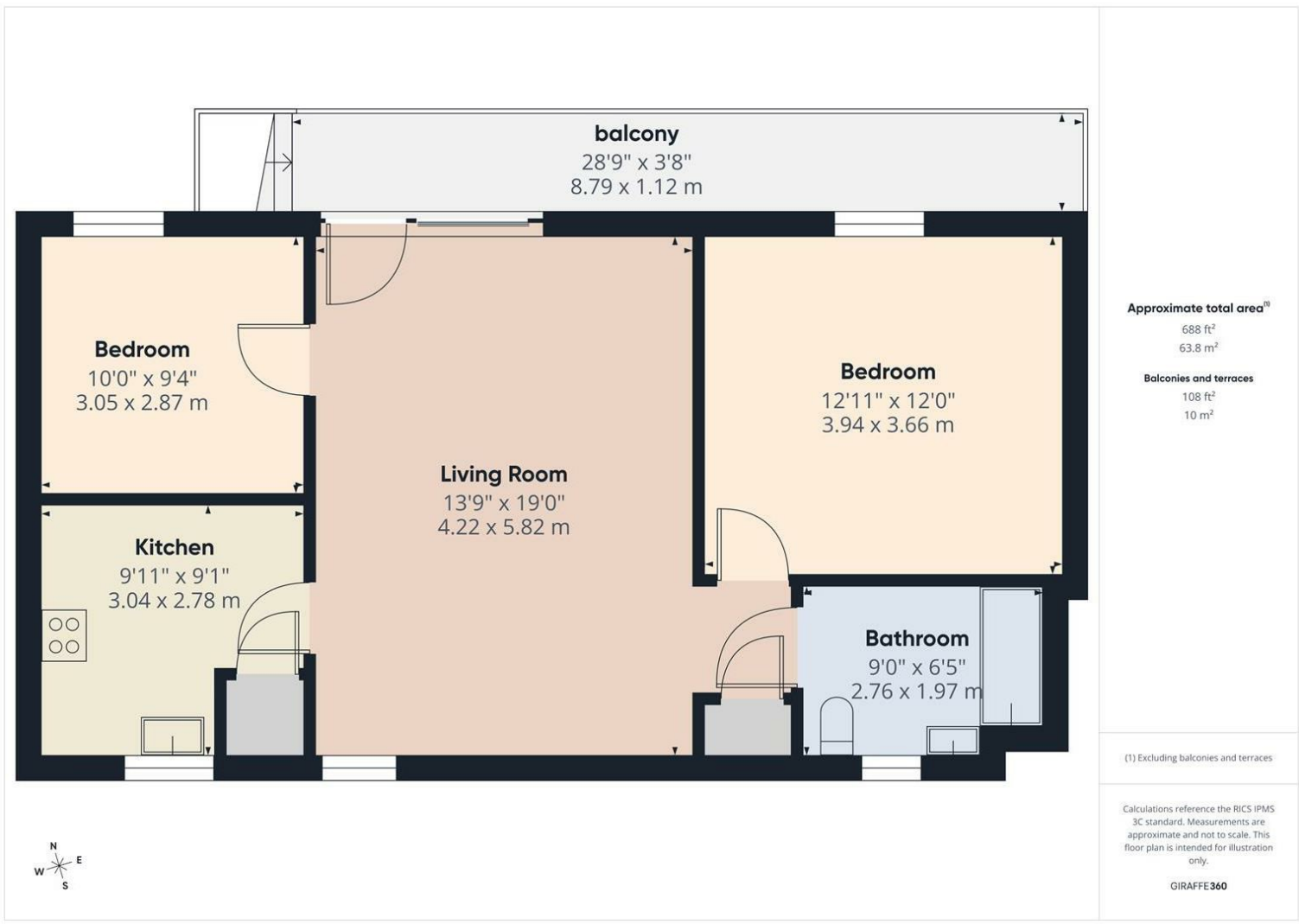
79 Roman Way, Hanham, Bristol, BS15 3FG

£290,000 Freehold

DW SMITH EST 19 99



- Coach house style apartment
- Spacious open-plan living, dining and kitchen area
- Two good size bedrooms
- Modern bathroom
- Allocated parking
- Energy-efficient utilities
- Ideal for first-time buyers or investors



Living Room
19'1" x 13'10" (5.82m x 4.22)

Kitchen
9'11" x 9'1" (3.04m x 2.78)

Bedroom
12'11" x 12'0" (3.94m x 3.66m)

Bedroom
10'0" x 9'4" (3.05m x 2.87m)

Bathroom
9'0" x 6'5" (2.76m x 1.97m)

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

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PROPERTY TYPE Flat

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





A well presented coach house style apartment with vaulted ceilings.

A large open plan living/dining/kitchen with two good size bedrooms and modern bathroom.

With allocated parking and a host of energy efficient utilities, this is one not to be missed.

'Eco Village' lifestyle with superb surroundings, and all the conveniences of modern day living - a great alternative to older developments!

The main Eco features of the Hanham Hall properties is they are Incredibly well insulated SIP walls (including soundproofing on party walls) and floors, with a mechanical ventilation & heat recovery unit (MHRU) so you don't lose any heat unless you open a window. Solar panels on the roof cut down electricity bills and provide a Feed-In payback scheme for excess electricity that has been generated. The rainwater harvesting (RWH) system from the roofs uses 'grey water' for your washing machine to help reduce your water bill. A SUDS system is designed to collect surface water from roads and pathways and channel it through swales into the wildlife pond by the playgrounds.









the location

Set on the edge of the cycle path, there is a range of good local amenities at nearby Hanham High street and the retail park at Longwell Green. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. Bristol 3.9 miles Bath 8.6 miles



Offered for sale with no onward chain!

just a thought...

If you are looking for something a little different with the practically of an apartment, they don't get much better than this. A great location with parking and excellent proximity to local amemities.