

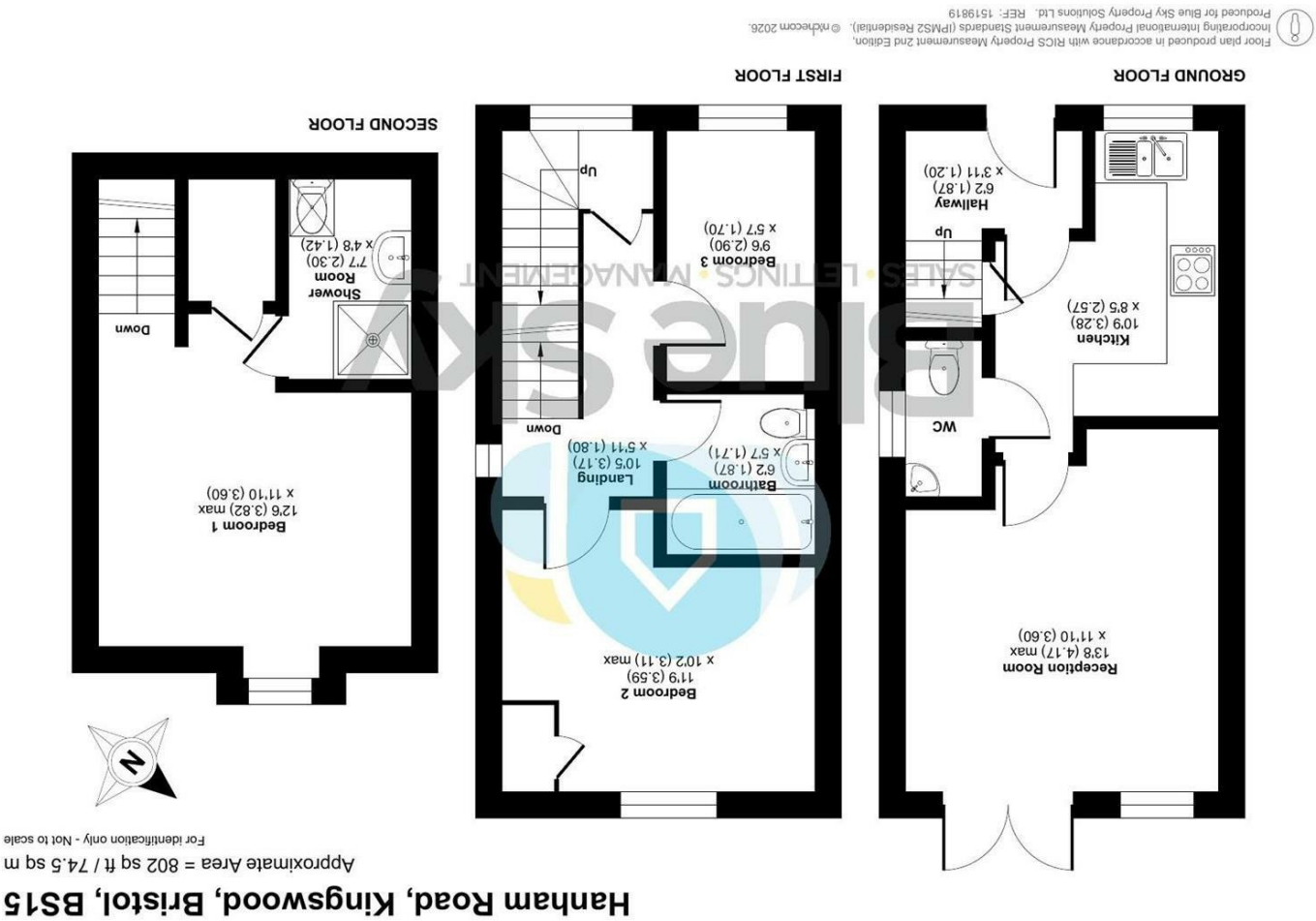


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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Located on Hanham Road in the popular area of Kingswood, Bristol, this delightful semi-detached townhouse offers a perfect blend of modern living and comfort. Built in 2012, the property is presented in excellent condition and is ready for you to move in without the hassle of a chain. Upon entering, you are welcomed into a hall that leads to a well-appointed kitchen and a cosy lounge/diner, ideal for both relaxation and entertaining. The ground floor also features a convenient cloakroom, enhancing the practicality of the home. As you ascend to the first floor, you will find two bedrooms and a stylish bathroom. The top floor is dedicated to the bedroom one, which boasts lovely views to the rear and an en-suite shower room, providing a private sanctuary for your comfort. Outside the property benefits from a well-maintained rear garden, perfect for enjoying the outdoors and parking to rear, ensuring convenience. This semi-detached house is an excellent opportunity for families or professionals seeking a modern home in a desirable location. With its thoughtful layout and contemporary features, this property is sure to impress. Don't miss your chance to make this lovely townhouse your new home.



Entrance Hall

6'2 x 3'11 (1.88m x 1.19m)
Double glazed door to front, fuse board, radiator, stairs rising to first floor, tiled flooring.

Kitchen

10'9 x 8'5 (3.28m x 2.57m)
Double glazed window to front, under stairs storage cupboard, radiator, spotlights, tiled flooring, wall and base units with worktops over, tiled splashbacks, one and half bowl sink and drainer, space for fridge, space for freezer, Neff gas hob, Neff oven, cooker hood, space for washing machine.

Cloakroom

Double glazed window to side, W.C, wash hand basin, radiator, tiled splashbacks.

Lounge/Diner

13'8 max x 11'10 (4.17m max x 3.61m)
Double glazed window to rear, double glazed French doors to rear, two radiators.

First Floor Landing

10'5 x 5'11 (3.18m x 1.80m)
Double glazed window to side, radiator, door to inner landing.

Bedroom Two

11'9 x 10'2 max (3.58m x 3.10m max)
Double glazed window to rear, radiator, airing cupboard housing gas combination boiler.

Bedroom Three

9'6 x 5'7 (2.90m x 1.70m)
Double glazed window to front, radiator.

Bathroom

6'2 x 5'7 (1.88m x 1.70m)
Radiator, spotlights, extractor fan, W.C, wash hand basin, panelled bath with shower head off taps, shaver point, part tiled walls.

Inner Landing

Double glazed window to front, radiator, stairs to second floor.

Bedroom One

12'6 max x 11'10 (3.81m max x 3.61m)
Double glazed window to rear, eaves storage, radiator, loft access, walk in wardrobe with light, door to en-suite.

En-Suite Shower Room

7'7 x 4'8 (2.31m x 1.42m)
Skylight window to front, spotlights, W.C, wash hand basin, radiator, extractor fan, shaver point, shower cubicle, part tiled walls.

Front

Canopy over front door, gated access with path to front door, laid to gravel, outside light, gas and electric meters.

Rear Garden

Enclosed rear garden, site gate to shared access pathway, lawn area, patio area, plants, storage bench.

Parking

One parking bay, bay numbered 2. Visitors parking bays on site.

Agent Note

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

