

HUNTERS[®]

HERE TO GET *you* THERE



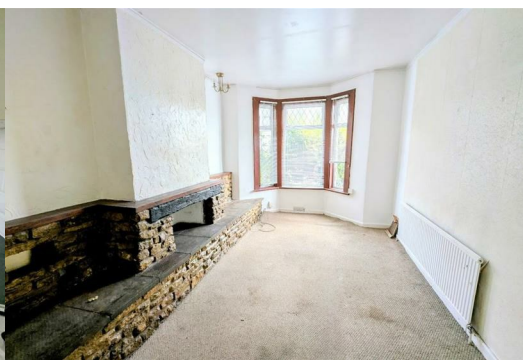
212 Hanham Road

Hanham, Bristol, BS15 8NU

Offers In The Region Of £220,000



Hunters Estate Agents - Fishponds Office are delighted to offer this 3 bedroomed mid terraced natural stone built period cottage, requiring modernisation and refurbishment throughout. Well placed for both Beacon Rise School and Hanham High Street shops and services. This property with potential should appeal to Buy to let contractors, DIY enthusiasts and First time buyers looking to make their mark on a first home. Hunters Exclusive - recommended viewing.



Front door to...

Entrance Hall
Stairs to first floor, radiator, door to dining room, original cast freeze arch.

Lounge 16'1" x 11' (4.90m x 3.35m)
Double glazed bay window to front aspect, radiator, power points, feature stone built fireplace, archway to dining room.

Dining Room 14'1" x 11' (4.29m x 3.35m)
Double glazed window to rear aspect, radiator, power points, wall mounted gas boiler, under stair cupboard, door to kitchen.

Fitted Kitchen 9'8" x 6'7" (2.95m x 2.01m)
Fitted kitchen with base and wall units, gas cooker point, single sink unit, plumbing for washing machine, double glazed window and door to rear gardens, radiator, door to bathroom.

Downstairs Bathroom 7'7" x 6'3" (2.31m x 1.91m)
Fitted three piece suite, tiled splash backs, shower above bath, double glazed opaque window to side, small chrome towel radiator.

First Floor Landing
Loft access to roof, doors to all first floor rooms, original built in cupboard.

Bedroom 1 13'7" x 12'9" (4.14m x 3.89m)
Double glazed window to front aspect, radiator, power points, built in wardrobes.

Bedroom 2 13'9" x 8'8" (4.19m x 2.64m)
Double glazed window to rear aspect, radiator, power points, built in cupboard.

Bedroom 3 8'3" x 7'9" (2.51m x 2.36m)
Double glazed window to rear aspect, radiator, power points.

Outside

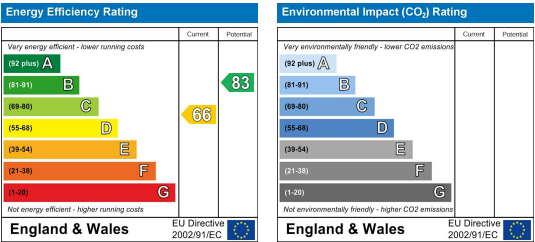
Traditional Front Gardens
Path to house, walled boundaries.

Rear Gardens
Overgrown rear gardens - see available photographs.

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.