



6, Footshill Road, Hanham Bristol, South
Gloucestershire, BS15 8EP

£350,000

We are delighted to offer for sale this three bedroom link detached family home presented in good order by the current owners and located in this popular area. The property provides generously proportioned accommodation to briefly comprise of entrance hallway, cloakroom, lounge, dining room and kitchen to the ground floor. To the first floor can be found three bedrooms and a family bathroom with white suite. The property further benefits from Upvc double glazing, gas central heating, off street parking to the front for two vehicles and a single garage. Well placed for the High Streets of Hanham and Kingswood, early viewing is advised.

Entrance

uPVC double glazed entrance door leading into the hallway.

Entrance Hallway

Radiator, door leading to an under stairs storage cupboard, door to the kitchen, door to the garage, door leading into the living room.

Cloakroom

5' 6" x 2' 1" (1.68m x 0.64m)

uPVC double glazed obscure window to the side, low level WC, vanity unit with inset wash hand basin, tiled splash backs.

Kitchen

10' 2" x 7' 7" (3.10m x 2.32m)

uPVC double glazed window to the rear, range of wall and base units with tiled splashbacks, rolled edge work surfaces, space for a washing machine, space for dishwasher, space for fridge/freezer, range cooker with 7 ring gas hob, tiled floor, cooker hood, stainless steel one and half bowl sink with mixer taps, opening into the dining room.

Dining Room

9' 11" x 8' 6" (3.02m x 2.60m)

uPVC french doors leading to the rear with matching side panels, double radiator, staircase to the first floor, door leading to the lounge. and access to the stairs.

Lounge

11' 5" x 11' 6" (3.47m x 3.50m)

uPVC double glazed window to the front, TV aerial point, double radiator., access to the stairs.

First Floor Landing

Doors leading to all bedrooms and bathroom. Access to a boarded loft space with ladder with light, airing cupboard housing Worcester boiler.

Bedroom One

11' 5" x 9' 5" (3.47m x 2.87m)

uPVC double glazed window to the front, range of fitted wardrobes an overbed storage cupboards, radiator.





Bedroom Two

10' 4" x 9' 11" (3.14m x 3.01m)

uPVC double glazed window to the rear, range of fitted wardrobes, radiator.

Bedroom Three

uPVC double glazed window to the front, range of built in wardrobe, radiator.

Bathroom

6' 9" x 6' 0" (2.05m x 1.84m)

uPVC obscure window to the rear, low level WC, vanity wash hand basin with mixer tap, panel bath with shower attachment over, heated towel rail, fully tiled walls and floor.



Garage

19' 0" x 7' 9" (5.79m x 2.37m)

Up and over door, light, obscure glazed courtesy door to the rear.

Front Garden

The front garden is enclosed by a low boundary wall with steps leading to the front door. There is a raised shingle area with mature shrub planting and parking for two vehicles which leads to the garage, side gated access leading to the rear garden.



Rear Garden

There is an attractive easily maintained rear garden which is enclosed with panel fencing with mature shrubs and plant borders. There are two patio area's, artificial grass, a garden shed, outside lighting and side gated access.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band D

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

6 Footshill Road

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft
(Including Garage)



For illustrative purposes only. Not to scale. ID1070055
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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