



53 Hencliffe Way Hanham Bristol BS15 3TN

£350,000



Located in an incredibly popular part of Hanham is this family home. Positioned in a generous plot within Hencliffe Way, a perfect location for all walks of life thanks to popular local schools, countryside walks and array of local amenities. The property briefly includes an entrance hall, a separate lounge with opening into the dining room, a generous kitchen and conservatory to the ground floor. Upstairs can be found three well proportioned bedrooms and a modern white bathroom. Further benefits include a single garage, a good size driveway for three vehicles, a generous enclosed garden, Upvc double glazing and gas central heating. The current vendors have identified a property they wish to purchase with no onward chain, so early viewing is highly recommended.

### Entrance

Upvc double glazed door into the hallway.

### Entrance Hallway

Staircase to the first floor, radiator, door into the lounge.

### Lounge

16' 9" x 11' 9" (5.10m x 3.59m)

Upvc double glazed bow window to the front, radiator, feature fireplace with electric fire, dado rail, laminate flooring, TV point, opening into the dining room.

### Dining Room

10' 10" x 7' 3" (3.31m x 2.22m)

Upvc double glazed French doors with matching side panels to the conservatory, radiator, dado rail, laminate flooring, opening into the kitchen.

### Kitchen

10' 3" x 6' 11" (3.12m x 2.10m)

Upvc double glazed window to the rear, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, space for an electric cooker, cooker hood, space for a washing

machine, space for a slimline dishwasher, space for fridge/freezer.

### Conservatory

10' 11" x 7' 11" (3.33m x 2.41m)

Upvc double glazed construction with double doors opening onto the rear garden, wall heater.

### First Floor Landing

Upvc double glazed window to the side, loft hatch with ladder to a part boarded loft space, storage cupboard.

### Bedroom One

11' 9" x 8' 6" (3.59m x 2.58m)

Upvc double glazed window to the front, radiator, built in wardrobes and over bed storage.

### Bedroom Two

13' 4" x 8' 6" (4.07m x 2.58m)

Upvc double glazed window to the rear, radiator, laminate flooring.

### Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

Upvc double glazed window to the front, radiator.







### Bathroom

7' 9" x 5' 7" (2.36m x 1.69m)

Upvc double glazed obscure window to the rear, modern white suite comprising of a panel bath, low level WC, pedestal wash hand basin, fully tiled walls heated towel rail.

### Garage

16' 1" x 7' 9" (4.90m x 2.36m)

Roller up and over door to the front, light.

### Rear Garden

There is side gated access to the rear garden which is of a generous size, it is mainly laid to lawn and patio with a garden shed.



### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band D



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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