



87, Footshill Close, Bristol, South
Gloucestershire, BS15 8HG

£369,000

Anne James Estate Agents are pleased to offer to the market this well presented detached bungalow set within a popular area of Hanham and well positioned for all the amenities that Hanham has to offer. The property comprises of entrance hallway, a light and airy lounge/dining room with French doors leading to an enclosed, well maintained garden which is mainly laid to lawn with various shrubs borders and a seating area to enjoy the summer days and evenings. There is a well equipped Kitchen which boasts an integrated dishwasher, oven, hob and extractor and two generous bedrooms and a modern shower room. To the side of the property is a detached garage with up and over electric door, power and light and additional off street parking and also an electric charging point. The vendor of this property has identified a vacant property they wish to purchase so early viewing is highly recommended.

Entrance

uPVC door with glass insert.

Hallway

Laminate flooring, single radiator. Access to the loft, doors leading to the bedrooms, bathroom, kitchen, lounge/dining room, cupboard housing combination boiler.

Lounge/Dining Area

10' 6" x 22' 4" (3.21m x 6.8m)

Lounge Area uPVC double glazed bow window to the front, double radiator, wall lights, laminate flooring and TV aerial point.

Dining Area

uPVC double glazed French doors leading to the rear garden, double radiator, wall lights, laminate flooring.

Kitchen

7' 5" x 12' 0" narrowing to 9'0" (2.25m x 3.67m narrowing to 2.75m)

uPVC double glazed window and door to the

rear. Range of wood wall and base units with round edge work surfaces, fully tiled walls, stainless steel one and half bowl sink unit with mixer, built in oven, hob and extractor, integrated dishwasher, space for washing machine and fridge freezer, laminate flooring, double radiator.

Bedroom One

11' 6" x 10' 9" (3.50m x 3.28m)

uPVC double glazed window to the rear, double radiator, wall lights.

Bedroom Two

7' 5" x 10' 4" (2.26m x 3.15m)

uPVC double glazed window to the front, double radiator.

Shower Room

7' 3" x 5' 5" (2.20m x 1.66m)

uPVC double glazed obscure window to the front, walk in double shower cubicle, WC and sink built into a combination unit, wall unit with storage and mirror. Stainless steel electric radiator, laminate flooring, fully tiled walls, ceiling spotlights.





Detached Garage

With up and over electric door, power and light supply.

Outside

To the front garden is laid to lawn with shrub border. Path leading to the front door. To the side is a driveway leading to the garage with additional off street parking, electric charging point. To the rear garden is laid to lawn with shrub borders, seating area, garden shed. Gate to the side giving access to the front garden. Outside tap, courtesy doo to the garage. Enclosed by wood fencing.

Tenure

To be confirmed.

South Gloucester Council

Council Tax - Band D

87 Footshill Close

Approximate Gross Internal Area = 60.9 sq m / 655 sq ft

Energy rating and score

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

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

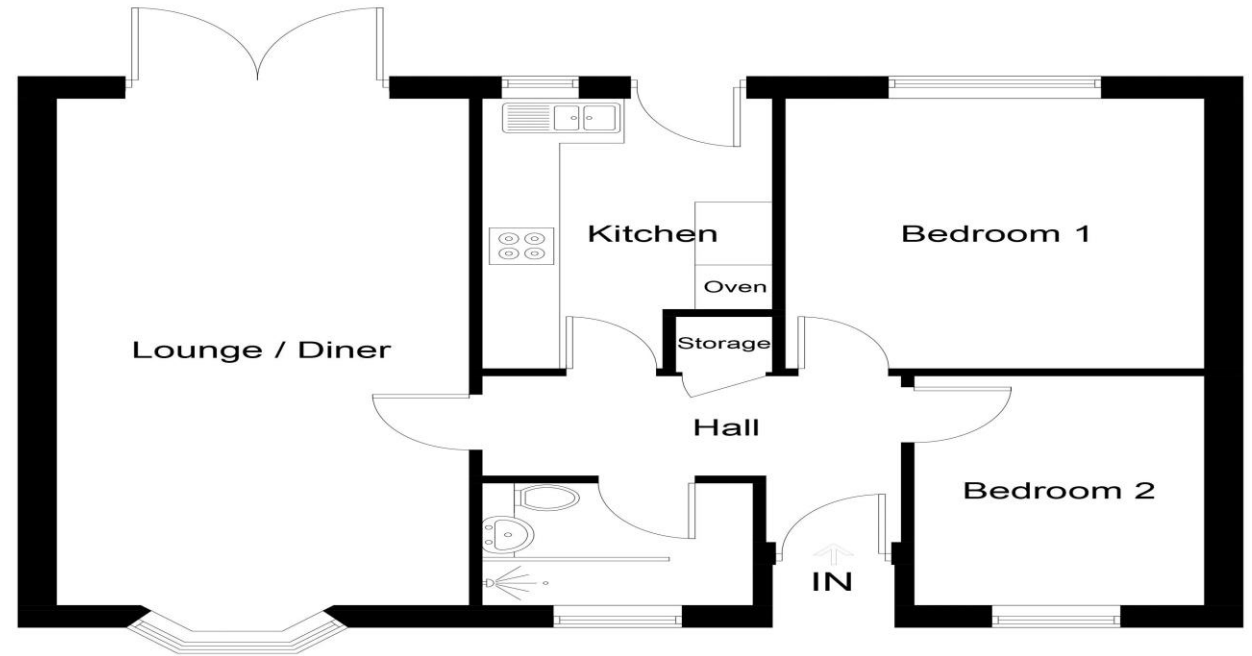
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



For illustrative purposes only. Not to scale. ID1056046
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.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol