



Conham Hill, Hanham, BS15 3AG

03334041188 option 3

Offers in excess of £400,000

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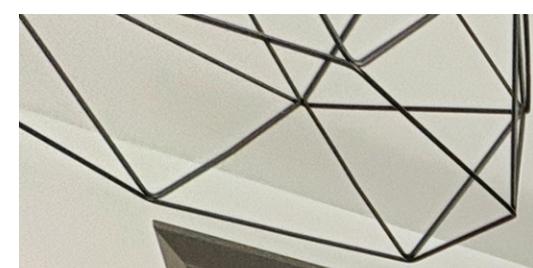
Freehold

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KITCHEN







88 Conham Hill, Hanham, Bristol, BS15 3AP

This immaculate 1930's style semi-detached family home on the edge of Hanham, Bristol, set within easy reach of Conham River Park and Avon Valley Park, ideal for first-time buyers and families who enjoy outdoor space and walking routes.

Inside this fantastic home, the immaculate open-plan kitchen/dining room is a real hub of the home, featuring a kitchen island and dedicated dining space with bi-fold doors opening directly onto the garden, creating a smooth flow between inside and out., making it well suited to everyday living and socialising. The cosy living room has large bay windows providing plenty of natural light and is perfect to curl up in front of the TV on an evening. The handy downstairs W.C completes the ground floor living space.

Upstairs, there is a master bedroom, a further double bedroom and a single bedroom, offering flexible accommodation for family, guests or a home office. The bathroom is fitted with a modern suite. Outside, the garden includes an outbuilding currently set up as a bar, adding a versatile extra space for relaxing or entertaining.

Hanham offers a popular high street with shops, cafés and everyday amenities, while Conham River Park and the Avon Valley provide riverside walks and green space close by. Bristol city centre is accessible via nearby bus routes along the A431, with services into the centre typically taking around 25–35 minutes depending on traffic. Lawrence Hill and Bristol Temple Meads stations can be reached by bus or car, offering rail connections towards Bath, Cardiff and London. This combination of modern living space, garden access and proximity to walks makes this semi-detached house a practical choice in a well-connected Bristol location.

Council Tax Band C

****Please note the property is Leasehold from 21/12/1938 for a duration of 999 years. Freeholder SOUTHERN ESTATES LIMITED
There is an annual ground rent of £5.00.**

BAR

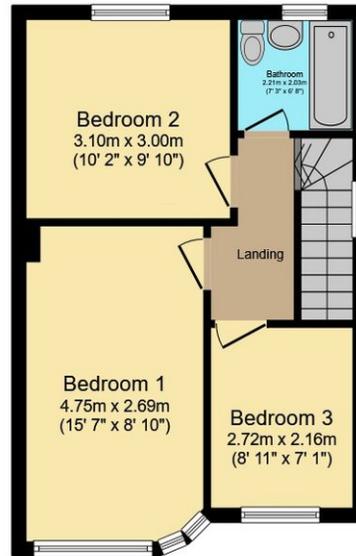




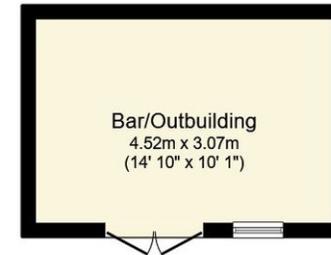




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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