



## 60 Gover Road

Hanham, Bristol, BS15 3JZ

**£375,000**



**\*\*\*\*BRAND NEW CARPETS AND SOLD WITH NO ONWARD CHAIN\*\*\*\*** Detached Property Comprising of Hallway, WC, Lounge, Dining Area, Kitchen, Landing, Three Bedrooms, Ensuite To Master, Bathroom. Benefits From Modern Boiler Gas Central Heating, Double Glazing, Enclosed Rear Garden, Ample Parking and Single Detached Garage



## Hallway

Entrance door, stairs, door to:-

## WC

Two piece suite comprising of low level wc, wash hand basin, radiator, double glazed window

## Lounge 14'3" x 12'4" (4.35 x 3.75)

Two radiators, double glazed window, opening to:-

## Dining Room 9'8" x 7'5" (2.94 x 2.25)

Sliding patio doors to garden, radiator

## Kitchen 9'8" x 7'11" (2.95 x 2.41)

Matching range of wall and base units with worktop space over, one and half bowl sink unit, built in cooker and hob, space for washing machine, fridge/freezer, large under the stairs storage cupboard, wall mounted gas boiler, double glazed window, door to side access

## Landing

Double glazed window, loft access, airing cupboard, door to:-

## Bedroom 1 9'11" x 8'6" (3.01 x 2.60)

Radiator, double glazed window, built in double wardrobes, door to:-

## En-suite Shower Room

Three piece suite comprising of shower cubical, wash hand basin, low level wc, tiled splashbacks, extractor fan, radiator

## Bedroom 2 9'5" x 9'1" (2.87 x 2.78)

Radiator, double glazed window, built in single wardrobe

## Bedroom 3 6'11" x 6'11" (2.10 x 2.10)

Radiator, double glazed window

## Bathroom

Three piece suite comprising of panelled bath, low level wc, wash hand basin, radiator, double glazed window, tiled surround

## Garden

Mainly laid to lawn with surrounding flower beds, access from side

## Garage & Parking

Single garage with up and over door, ample parking to front

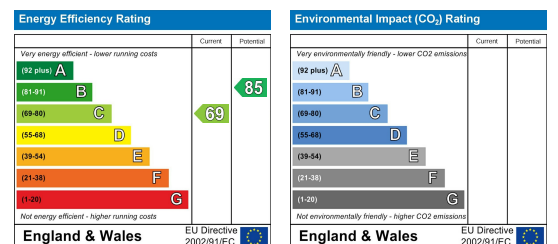
## Area Map



## Floor Plans



## Energy Efficiency Graph



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