



79 Ham Green, Bristol, BS20 0HF

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A well presented three/four bedroom 1930's detached house situated in the popular area of Ham Green on the very edge of Bristol offering easy city centre access. The property has been in the current ownership for some thirty six years and has been lovingly maintained, improved and extended to the ground floor during this time. Notable advantages include the exciting potential to further extend the property (subject to planning), fantastic ground floor reception space, ample driveway parking approaching a single garage and a stunning, mature rear garden. Other benefits include double glazed windows, gas fired central heating, a fitted kitchen/breakfast room and well appointed bath/shower room.

Lastly, it should be noted that this property is offered for sale with no onward chain and is therefore available for immediate occupation



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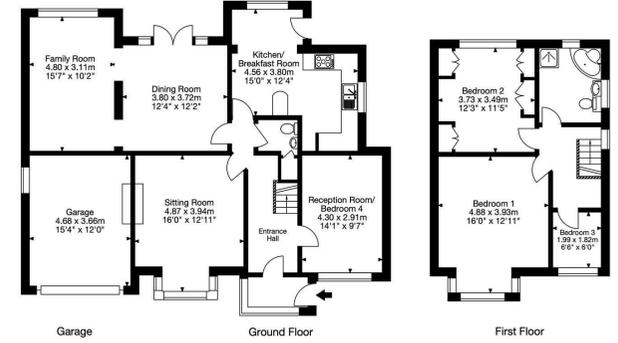
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79 Ham Green,  
Pill,  
Bristol BS20 0HF  
Main House  
1517 Sq Ft - 141 Sq M  
Garage  
184 Sq Ft - 17 Sq M  
Total Area  
1701 Sq Ft - 158 Sq M





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	73
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

**OTHER INFORMATION**



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