

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Living Room 13'3" x 10'2" (4.06m x 3.11m)
- Dining Room 10'9" x 10'5" (3.28m x 3.19m)
- Kitchen 14'3" x 9'0" (4.36m x 2.76m)
- Landing
- Bedroom 13'5" x 9'11" (4.09m x 3.04m)
- Bedroom 12'10" x 7'9" (3.93m x 2.37m)
- Bedroom 8'11" x 5'10" (2.73m x 1.78m)
- Bedroom 8'1" x 7'6" (2.48m x 2.29m)



- Lounge/diner
- Kitchen
- Three bedrooms
- Good size rear garden
- Off street parking
- Early viewing advised

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A characterful cottage style home, well presented with a good size through lounge/diner and spacious refitted kitchen.

To the first floor are three bedrooms and a good size family bathroom.

The home further benefits from gas central heating, a good size rear garden and off street parking to the front

Offered in good decorative order - an ideal family or first home.

Early viewing advised!



the location

Well placed for the local facilities of Hanham high street and Kingswood shopping centre. Magpie Bottom nature reserve is literally on the doorstep. There are good local schools nearby, and the retail and leisure facilities of Longwell Green district centre are a short drive away. Bristol 3.5 miles Bath 9.2 miles.

what the owners will miss

"We'll miss the cosy nights in with the fire on and the lovely cottage feel the house has, especially during the colder months. The views across Bristol are something special — from fireworks nights and New Year's celebrations to watching the hot air balloons drift past, particularly during the Balloon Fiesta. Having Magpie Bottom and Conham River nature reserves just a short walk away has been a real joy, offering peaceful countryside walks right on our doorstep."



just a thought...

Deceptively spacious home with good size garden, plus off street parking. If you hadn't considered an older style home before, this could be the one!