



- Stone Fronted Period Home
- Lounge
- Large Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Garden
- Off Street Parking

185 Mount Hill Road, Hanham, Bristol, BS15 9SU
Offers In The Region Of £350,000 Freehold

Hallway
Living Room
Dining Room
Kitchen
Conservatory
Landing
Bedroom
Bedroom
Bedroom
Bathroom

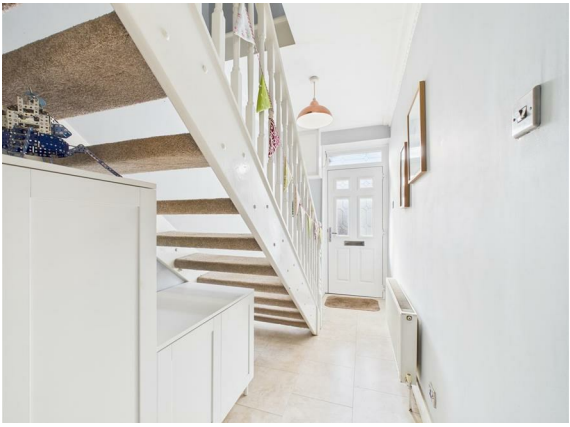
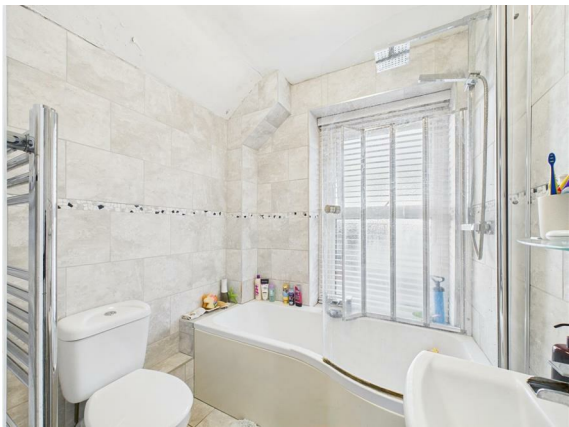
12'6" x 12'2" (3.82m x 3.73m)
17'8" x 12'2" (5.39m x 3.71m)
14'9" x 8'10" (4.52m x 2.70m)
16 ft²
1.5 m²
Reduced bedroom
Approximate total area¹
1043 ft²
96.8 m²

(1) Excluding balconies and terraces.
Reduced bedroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

6'0" x 5'7" (1.83m x 1.71m)
7'4" x 9'5" (2.26m x 2.89m)
12'11" x 8'9" (3.95m x 2.68)
11'5" x 11'3" (3.50m x 3.43m)
12'11" x 8'9" (3.95m x 2.68)
7'4" x 9'5" (2.26m x 2.89m)
6'0" x 5'7" (1.83m x 1.71m)



PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND C



A stone fronted period property boasting spacious accommodation comprising entrance hall, a lounge, a large open plan kitchen/dining room and a conservatory. To the first floor are three good size bedrooms and a bathroom. Outside, there are gardens to the front with side pedestrian access to a lawned garden with access to off street parking for one vehicle to the rear. An ideal first home for the growing family. Viewing a must.

the location

Close to good local schools, and the green walks of Cock Road Ridge nature reserve, there is a nearby local convenience store and the more comprehensive facilities of Hanham high street and Longwell Green retail park are both within walking distance. The Avon ring road and Bristol to Bath cycle path are also close by. Bristol 3.6 miles Bath 8.7 miles

what the owners will miss

"We'll miss the large open plan space that was perfect for entertaining and family life, and the beautiful restored stone front which has so much character"

just a thought...

If you haven't considered a period property before, this should be viewed, offering charm and character, spacious room and situated in a popular location close to Cock Ridge.