

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.

- Hallway** 11'11" x 11'8" (3.65m x 3.58m)
- Living Room** 11'9" x 11'9" (3.60m x 3.59m)
- Dining Room** 12'8" x 6'11" (3.88m x 2.11m)
- Sun Room** 12'2" x 7'4" (3.72m x 2.24m)
- Utility Room** 9'11" x 5'8" (3.03m x 1.73m)
- WC** 4'2" x 2'5" (1.28m x 0.76m)
- Landing** 15'1" x 11'10" (4.62m x 3.63m)
- Bedroom** 11'9" x 9'3" (3.6m x 2.83m)
- Bedroom** 10'4" x 6'11" (3.15m x 2.12m)
- Bedroom** 20'8" x 10'7" (6.32m x 3.25m)



- Character stone-fronted Victorian home
- Living room
- Dining room and Sun Room
- Kitchen
- Two well-proportioned first floor bedrooms
- Third bedroom loft conversion on the second floor
- Family Bathroom
- Large rear garden for a property of this era
- Viewing highly recommended
- No chain

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Character stone fronted Victorian style home in popular convenient locality.

Entrance hallway, living room, dining room, sun room and kitchen at the ground floor.

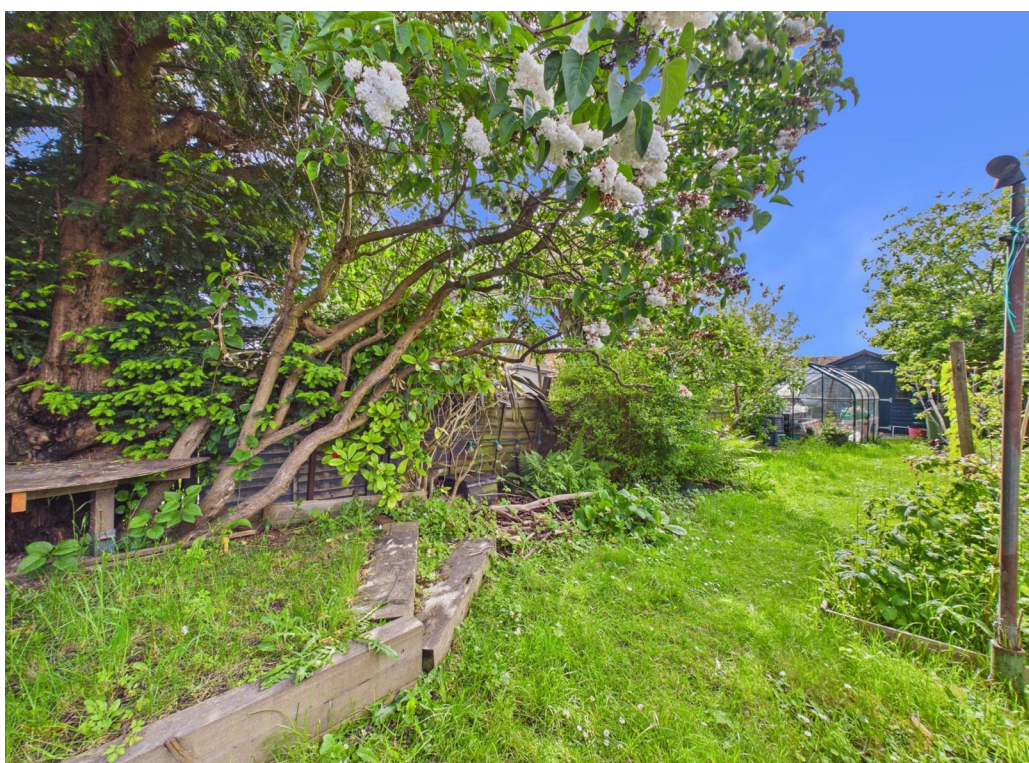
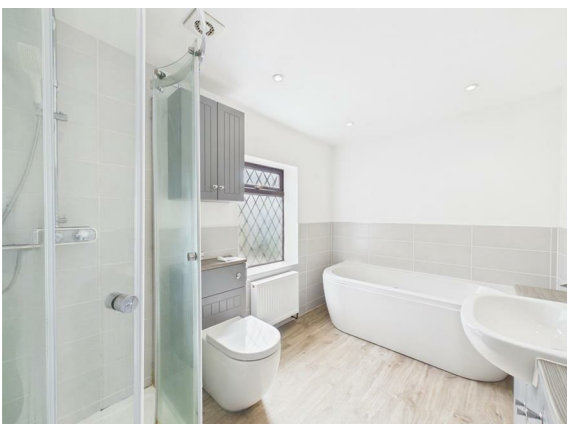
At the first floor are two well proportioned bedrooms and an upstairs family bathroom,

At the second floor is a third bedroom loft conversion with outstanding panoramic views across Bristol city to the rear.

The rear garden is predominately laid to lawn, decent sized with a range of mature trees and is unusually large for a house of this era.

Viewing advised.

PLEASE NOTE THERE ARE NO BUILDING REGULATIONS FOR THE LOFT BEDROOM.



the location

Set in a super convenient location between the high streets of both Hanham and Kingswood and their extensive range of shops and facilities. There is a range of good local schools nearby, including the highly sought after Beacon Rise which is literally across the road. Green and wooded walks at Magpie Bottom and nearby Hanham woods are easily accessible, the Avon ring road and the Bristol to Bath cycle path are a short distance away. Bristol 4.3miles Bath 9.7miles

what the owners will miss

Offered for sale with no onward chain!

just a thought...

If you are looking for a character home in a great location, with a large garden this is it! Decent proportions lovely views from the top floor, this home is a real opportunity.