

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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 15'8" x 2'11" (4.78m x 0.90m)
- Cloakroom 5'11" x 2'7" (1.82m x 0.80m)
- Living Room 12'4" x 11'1" (3.77m x 3.39m)
- Dining Room 12'7" x 11'7" (3.84m x 3.55m)
- Kitchen 15'5" x 13'3" (4.71m x 4.06m)
- Reception Room 11'9" x 6'4" (3.60m x 1.95m)
- Landing 13'9" x 10'3" (4.20m x 3.14m)
- Bedroom 12'7" x 12'6" (3.84m x 3.83m)
- Bedroom 6'10" x 5'10" (2.10m x 1.80m)
- Bathroom 6'2" x 5'11" (1.90m x 1.82)

Approximate total area 1264 ft²
 117.5 m²
 Reduced bedroom 2 ft²
 0.2 m²
 (1) Excluding balconies and terraces
 Reduced bedroom Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360



- Extended period home with far reaching views
- Lounge
- Dining room
- Large kitchen/breakfast room
- Additional reception room
- Three bedrooms
- Garage and off street parking
- Some refurbishment required

13 Mount Hill Road, Hanham, Bristol, BS15 8QU
£425,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND E



Situated in a popular location with far reaching views is an extended period property boasting original features.

The spacious accommodation comprises entrance hall with original tiled floor, lounge, dining room, large kitchen/breakfast room, additional reception room, downstairs cloakroom, and with three bedrooms and a bathroom to the first floor.

Outside, are generous gardens to the front and rear, and the added benefit of a large garage with mezzanine level for storage and off street parking.

Ideally situated for access to the popular Beacon Rise school (Ofsted outstanding), a prompt viewing is highly recommended.

SOME REFURBISHMENT REQUIRED



what the owners will miss

"Our neighbours and our lovely character home with the nearby green spaces for walking our dog"



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

just a thought...

A spacious family property with potential to further extend (subject to planning permission)