

Ground Floor

Hallway: 3.2' x 14.6' (0.97 x 4.44 m)

Dining Room: 10.3' x 10.7' (3.14 x 3.24 m)

Living Room: 14.8' x 11.8' (4.48 x 3.56 m)

Kitchen: 6.8' x 10.9' (2.03 x 3.29 m)

Sunroom: 11.1' x 5.9' (3.66 x 1.76 m)

Family Room: 6.1' x 12.1' (1.88 x 3.92 m)

First Floor

Landing: 2.8' x 9.0' (0.83 x 2.75 m)

Bedroom: 7.5' x 10.1' (2.28 x 3.30 m)

Bedroom: 7.0' x 10.8' (2.14 x 3.25 m)

Landing: 14.1' x 5.9' (4.56 x 1.76 m)

Bedroom: 11.5' x 8.6' (3.50 x 2.61 m)

Shower room: 7.0' x 10.1' (2.14 x 3.32 m)

Approximate total area
1043 ft²
96.9 m²



PROPERTY TYPE House - Terraced
BEDROOMS 3
RECEPTION ROOMS 3
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



Beautifully presented stone fronted Victorian style cottage.

Entrance hallway, dining room, separate living room, modern high gloss kitchen, and additional reception/family area opening onto pleasant, enclosed rear garden.

At the first floor are three bedrooms and an upstairs shower room

No onward chain!



the location

Set on the ever popular Hanham high street, with its range of independent shops and restaurants. There are nearby junior and senior schools, and a frequent local bus service to Bristol city centre. The greenspaces of Magpie Bottom nature reserve and Hanham woods, are both within easy striking distance. Bristol 3 miles Bath 8.9 miles

*Offered for sale with
no onward chain!*

just a thought...

Behind this character cottage facade, lies a beautifully maintained, and deceptively spacious, family home, in great location, and all offered at a competitive price point. This is one that needs to be viewed!