



- 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 and Downstairs WC
- Large rear garden for a property of this era
- Viewing highly recommended
- No chain

188 Hanham Road, Kingswood, Bristol, BS15 8NU
£340,000 Freehold

Hallway
Living Room 11'11" x 11'8" (3.65m x 3.58m)
Dining Room 11'9" x 11'9" (3.60m x 3.59m)
Sun Room 12'8" x 6'11" (3.88m x 2.11m)
Kitchen 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
Bedroom 15'1" x 11'10" (4.62m x 3.63m)
Bedroom 11'9" x 9'3" (3.6m x 2.83m)
Bathroom 10'4" x 6'11" (3.15m x 2.12m)
Bedroom 20'8" x 10'7" (6.32m x 3.25m)



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Character stone fronted Victorian style home in popular convenient locality.

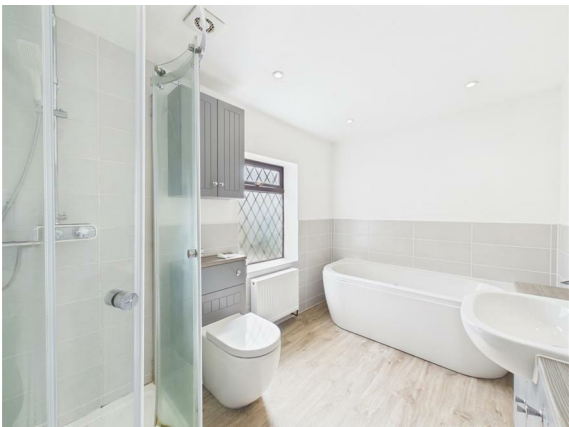
Entrance hallway, living room, dining room, sun room, downstairs WC and kitchen at the ground floor.

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 predominantly laid to lawn and is a good size, with a range of mature trees. Unusually large for a property of this era, the garden also benefits from a greenhouse, shed, Anderson shelter with sauna (untested).

Viewing advised.



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.