



**Broad Oak Hill, Bristol**

, BS41 8NB

**£450,000**



# Broad Oak Hill, Bristol

## DESCRIPTION

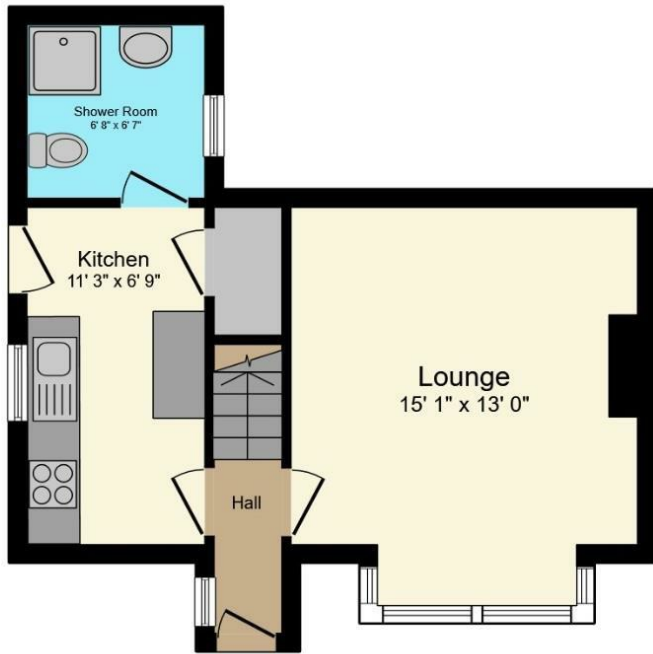
Introducing this charming two-bedroom detached cottage, a true gem that combines character with modern convenience. The property boasts superb gardens, ample off-street parking, and a garage, making it an ideal choice for those seeking both tranquillity and practicality.

Inside, you'll find a cosy lounge perfect for relaxing evenings, a well-equipped kitchen that caters to all your culinary needs, and a family bathroom designed for comfort. The two spacious bedrooms provide a peaceful retreat at the end of the day.

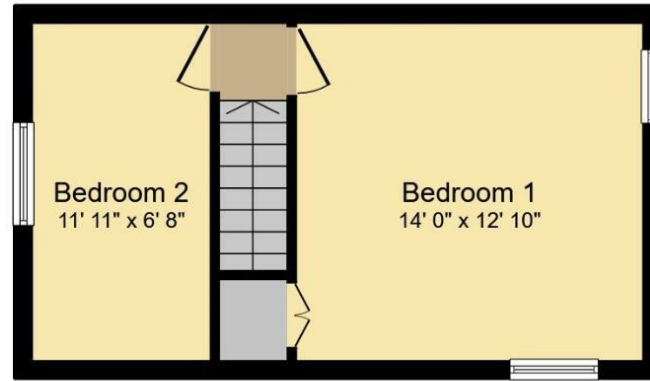
Externally, the generous gardens are a standout feature, offering not only a serene outdoor space but also the potential for further development, subject to planning permission. With a garage and additional off-street parking, this cottage offers everything needed for a comfortable lifestyle.







**Ground Floor**  
Floor area 540 sq.ft.

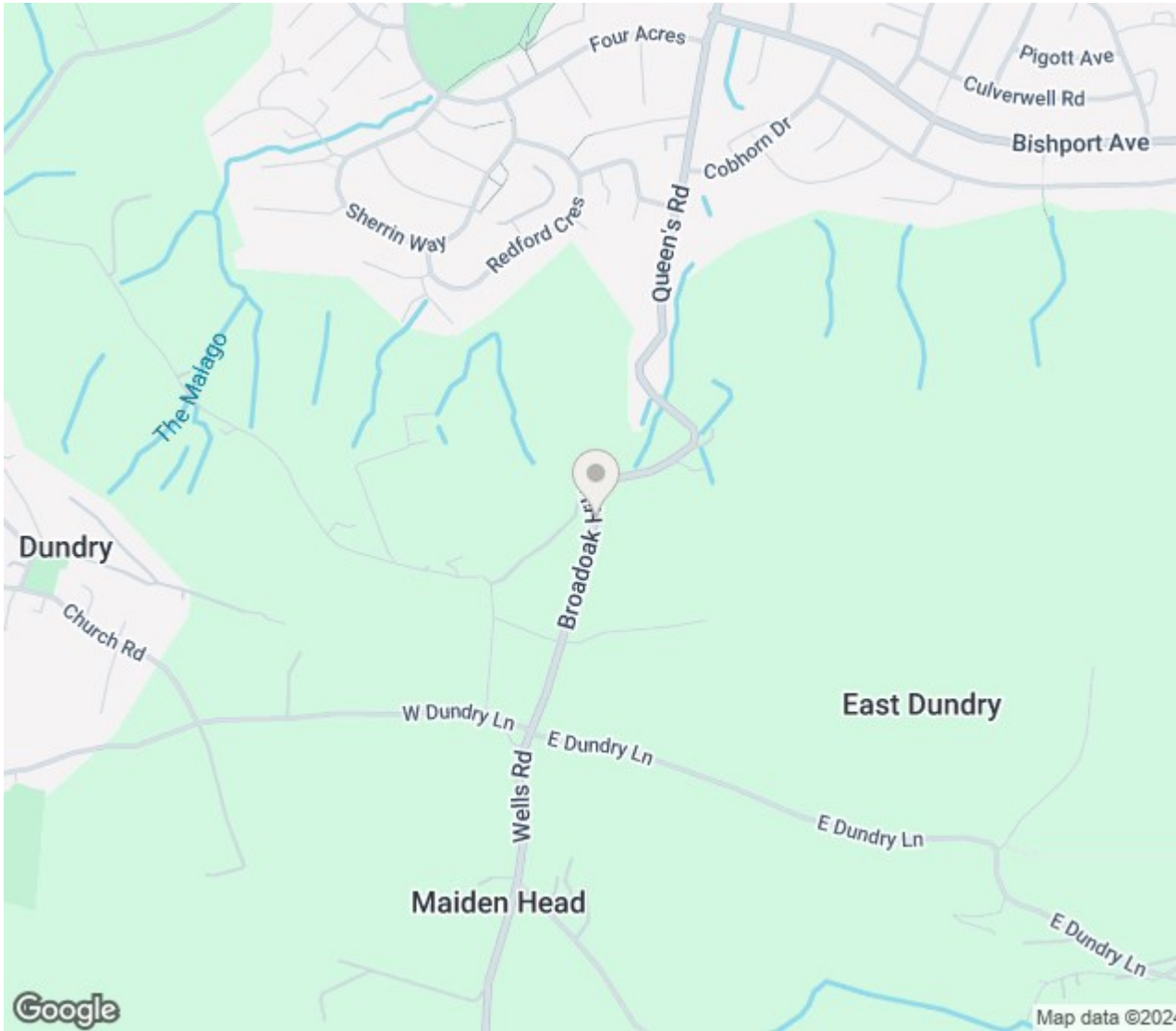


**First Floor**  
Floor area 296 sq.ft.


**TOTAL: 836 sq.ft.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**







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