

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 11'10" x 12'7" (3.61 x 3.85)
- Living Room 11'10" x 12'7" (3.61 x 3.85)
- Dining Area 12'8" x 10'4" (3.87 x 3.15)
- Kitchen/Breakfast Room 12'0" x 14'9" (3.67 x 4.52)
- WC 3'7" x 4'1" (1.11 x 1.26)
- Utility 6'1" x 7'6" (1.87 x 2.31)
- Study/Bedroom 4 14'1" x 7'1" (4.31 x 2.18)
- First floor landing 11'9" x 13'10" (3.60 x 4.23)
- Bedroom 7'8" x 10'6" (2.35 x 3.22)
- Bedroom 12'1" x 7'8" (3.70 x 2.35)
- Bathroom 4'7" x 9'10" (1.42 x 3.00)

Approximate total area 1251.09 ft²
 116.23 m²
 Reduced bedroom 12.92 ft²
 1.2 m²

(1) Excluding balconies and terraces
 (2) Reduced bedroom (below 1.5m/4.92m)

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



- Living Area
- Dining Area
- Kitchen/Breakfast room
- Downstairs WC
- Utility
- Study/Bedroom 4
- Three Bedrooms
- Large rear garden
- Off street parking

21 Hopps Road, Kingswood, Bristol, BS15 9QQ
£350,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well proportioned extended Victorian character home with open aspect to front. Entrance hallway, living area, dining area, study/bedroom 4, kitchen/breakfast room with utility and downstairs cloakroom. At the first floor are three bedrooms and a beautifully appointed, recently refitted, tiled bathroom. With off street parking and large rear garden, this home needs to be viewed!



the location

Set in a popular convenient road between the high streets of Hanham and Kingswood, there is a playing field offering an open aspect to front, and Beacon Rise Primary school is a short distance away. The more comprehensive shopping facilities of Longwell Green retail park are but a short drive. Viewing recommended.

what the owners will miss

We will miss the view each and every morning whether it be from the front room or the bedroom looking out onto the park. The open plan of the downstairs allows all the family to always be together and connected no matter if working in the study, cooking or watching TV. Additionally, we will miss the ease of the location with easy access to many places.



just a thought...

If you hadn't considered a character home before, this one should be top of your list! Deceptively spacious, with highly flexible accommodation and unusual for the era, with a large garden and off street parking.