



- Living room
- Dining room
- Kitchen
- Lean to
- Downstairs WC
- Three bedrooms
- Loft area
- Mature gardens
- Additional parcel of land
- No onward chain

14 Monkton Road, Hanham, Bristol, BS15 3JG  
Offers In Excess Of £300,000 Freehold

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Hallway  
Living Room  
Dining Room  
Kitchen  
Hallway  
Landing  
Bedroom  
Bedroom  
Bedroom  
Bathroom  
WC  
Loft Area

13'2" x 12'8" (4.03m x 3.88m)  
12'5" x 11'8" (3.81m x 3.58m)  
9'1" x 7'8" (2.77m x 2.34m)  
111.7 m<sup>2</sup>  
61 ft<sup>2</sup>  
5.7 m<sup>2</sup>  
Approximate total area\*  
Reduced bedroom  
2'10" x 5'4"  
0.87 x 1.63 m  
WC  
Floor 1

15'3" x 14'7" (4.66m x 4.45m)  
5'4" x 2'10" (1.63m x 0.87)  
5'11" x 5'9" (1.81m x 1.76m)  
8'8" x 7'0" (2.66m x 2.14m)  
12'6" x 10'9" (3.82m x 3.29m)  
13'2" x 12'6" (4.03m x 3.83m)  
12'6" x 10'9" (3.82m x 3.29m)  
8'8" x 7'0" (2.66m x 2.14m)  
5'11" x 5'9" (1.81m x 1.76m)  
5'4" x 2'10" (1.63m x 0.87)  
15'3" x 14'7" (4.66m x 4.45m)  
Loft Area

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360  
(1) Excluding balconies and terraces.  
Reduced bedroom  
Below 5 ft/1.5 m



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 3  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING E  
COUNCIL TAX BAND C



A spacious semi detached property in need of refurbishment.

The accommodation boasts many of its original features and is in its original layout to include separate reception rooms, kitchen, lean-to with coal shed and a downstairs WC.

To the first floor are three generous bedrooms, a bathroom and a separate WC.

The loft is boarded with skylights and offers excellent potential for further conversion (subject to the necessary planning consents).

Outside, are mature gardens to the front and rear with an access lane dividing the property from an additional parcel of land, which in the past has been used as an allotment.

A rare opportunity to purchase in this desirable location.

### the location

Ideally located for all good local amenities including local junior and senior schools, the shopping facilities of Hanham high street, walks in nearby Gover Road, Hencliffe Woods, and Conham river park. There is excellent access to both Bristol city centre and Bath with Longwell Green district centre and retail park with cinema complex, gym, Marks and Spencer, Costa (amongst other retailers) nearby. Bristol 3.3 miles Bath 8.7 miles

### just a thought...

Excellent potential with the added bonus of a substantial additional plot that could lend itself to a variety of uses.

*Offered for sale with  
no onward chain!*