



- Stone Fronted Period Home
- Lounge
- Large Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Gardens
- Off Street Parking

185 Mount Hill Road, Hanham, Bristol, BS15 9SU  
Offers In Excess Of £350,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or 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.

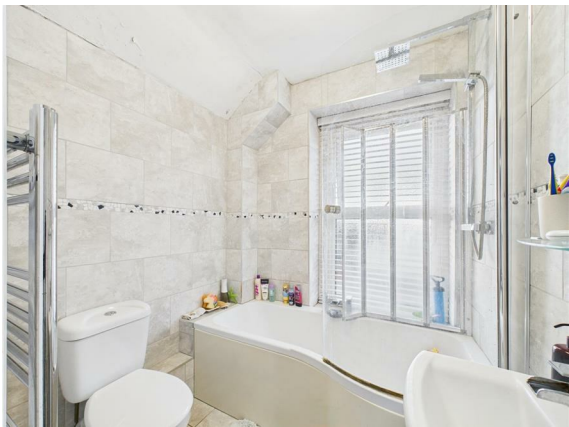
- Hallway  
12'6" x 12'2" (3.82m x 3.73m)
- Living Room  
17'8" x 12'2" (5.39m x 3.71m)
- Dining Room  
14'9" x 8'10" (4.52m x 2.70m)
- Kitchen  
8'5" x 7'10" (2.58m x 2.41m)
- Conservatory  
17'8" x 12'2" (5.39m x 3.71m)
- Landing  
11'5" x 11'3" (3.50m x 3.43m)
- Bedroom  
12'11" x 8'9" (3.95m x 2.68)
- Bedroom  
7'4" x 9'5" (2.26m x 2.89m)
- Bedroom  
6'0" x 5'7" (1.83m x 1.71m)



PROPERTY TYPE House  
BEDROOMS 3  
RECEPTION ROOMS 2  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND C



A stone fronted period property boasting spacious accommodation comprising entrance hall, a lounge, a large open plan kitchen/dining room and a conservatory. To the first floor are three good size bedrooms and a bathroom. Outside, there are gardens to the front with side pedestrian access to a lawned garden with access to off street parking for one vehicle to the rear. An ideal first home for the growing family. Viewing a must.



the location

Close to good local schools, and the green walks of Cock Road Ridge nature reserve, there is a nearby local convenience store and the more comprehensive facilities of Hanham high street and Longwell Green retail park are both within walking distance. The Avon ring road and Bristol to Bath cycle path are also close by. Bristol 3.6 miles Bath 8.7 miles

what the owners will miss

*"We'll miss the large open plan space that was perfect for entertaining and family life, and the beautiful restored stone front which has so much character"*

just a thought...

If you haven't considered a period property before, this should be viewed, offering charm and character, spacious room and situated in a popular location close to Cock Ridge.