

HUNTERS®

HERE TO GET *you* THERE

1 Cadogan Road, Hengrove, Bristol, BS14 9TF

£325,000

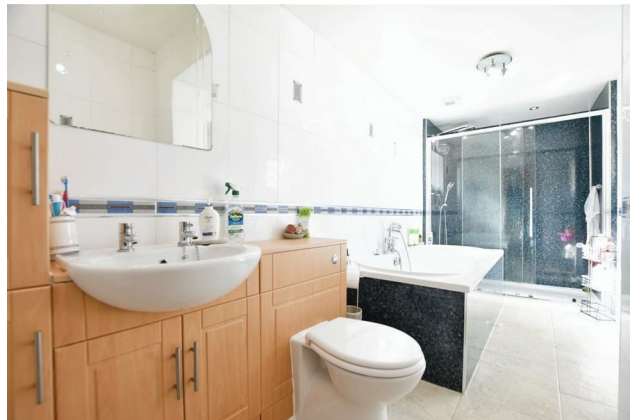
Property Images



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Property Images



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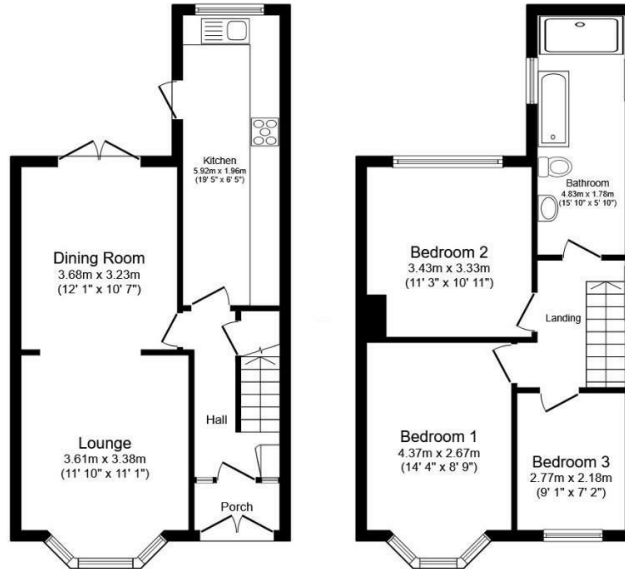
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Ground Floor

First Floor

Floor area 45.0 m² (485 sq.ft.) Floor area 44.3 m² (476 sq.ft.)

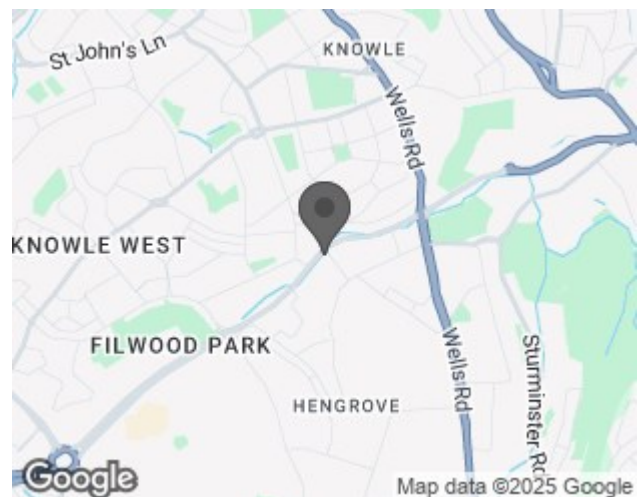
TOTAL: 89.3 m² (961 sq.ft.)

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Presenting an outstanding opportunity for first-time buyers and families alike, this property is a three-bedroom semi-detached house, now available for sale. This home boasts an impressive structure with a double-storey extension, with the benefit of no onward chain, promising an easy transition for prospective homeowners.

The property offers two spacious reception rooms. The first reception room is a light and airy lounge situated at the front of the property, offering a welcoming area to entertain guests or relax with the family. This room also opens up to the second reception room, a dining room with patio doors leading to the garden, perfect for alfresco dining and summer gatherings.

The home comprises three bedrooms, two of which are generously sized doubles, with the third being a single room. All bedrooms offer a comfortable space for relaxation and privacy.

The house features a large bathroom equipped with both a bath and shower, catering to all preferences for daily routines. The property also has a well-appointed kitchen, complete with a door leading directly to the garden.

One of the unique features of this property is the parking available, with an allocated parking space at the front and a double garage at the rear. The garage is equipped with electricity and can be accessed via a secure, gated lane.

The property is located in close proximity to public transport links, local schools, and other amenities, making it a convenient choice for families and commuters. The front and rear gardens add a touch of greenery, ideal for those who appreciate outdoor spaces.

Features

- Semi Detached Home • Double Storey Extension • Lounge • Dining Room • Extended Kitchen • Double Garage • Off Street Parking • Rear & Front Garden • Extended Bathroom • No Onward Chain