



£615,000

Badminton Road

Frampton Cotterell, BS36 2NN

PROPERTY SUMMARY

This charming four bedroom detached bungalow constructed in the early 1950's offers fantastic potential development options, including the possibility of a building plot. The property has a bright and sunny welcoming rear porch that leads into a spacious kitchen. From here there is a hallway leading to two bedrooms, a front porch, and a large living room featuring a bay window, creating a bright and airy space.

A door from the living room leads to another hallway in the extension that was added in the 1960's. This part of the property currently houses the principal bedroom, a second bedroom, and two storage rooms, one that could be converted to a shower room.

The extension, which has a separate access, offers great potential for creating ancillary accommodation or adaption to suit more modern needs. The conservatory looks out onto the rear garden, which is south-facing and mostly secluded, which has ample space for further development or outdoor activities. Additionally, the property includes a detached double garage, providing valuable storage and parking for two large vehicles, and is accessed via a long- gated driveway.

This bungalow offers significant potential for improvement or expansion, and an exciting opportunity to those seeking to create their dream home. The property is also well situated with a mini-supermarket and village pub within walking distance, and nearby bus stops located just minutes away.

The property is accessed via a gated driveway and benefits from a generous plot with a substantial rear garden, offering ample space for further development or outdoor activities. Additionally, the property includes a detached double garage, providing valuable storage or parking space. With a fantastic location and significant potential for improvement or expansion, this bungalow offers an exciting opportunity for those looking to create their dream home.

4



1



2









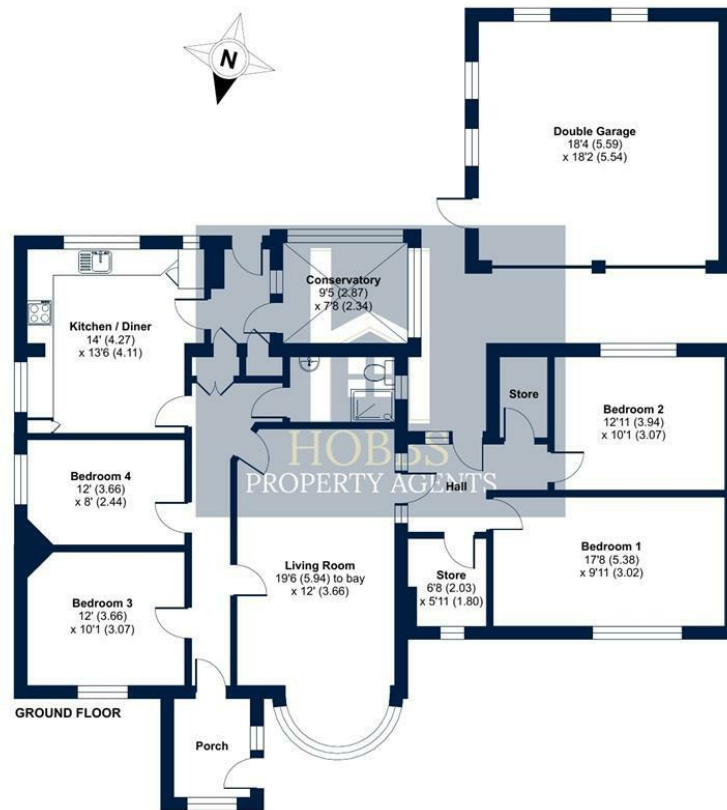
Badminton Road, Frampton Cotterell, Bristol, BS36

Approximate Area = 1483 sq ft / 137.8 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1816 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1263940.

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

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