

THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



BERWICK LANE  
HALLEN





ENTRANCE

CLOAKROOM/WC

OPEN PLAN KITCHEN/LIVING ROOM  
7.39 4.24 (24'2" 13'10")

KITCHEN AREA

FIRST FLOOR LANDING

BEDROOM ONE  
4.24 3.23 (13'10" 10'7")

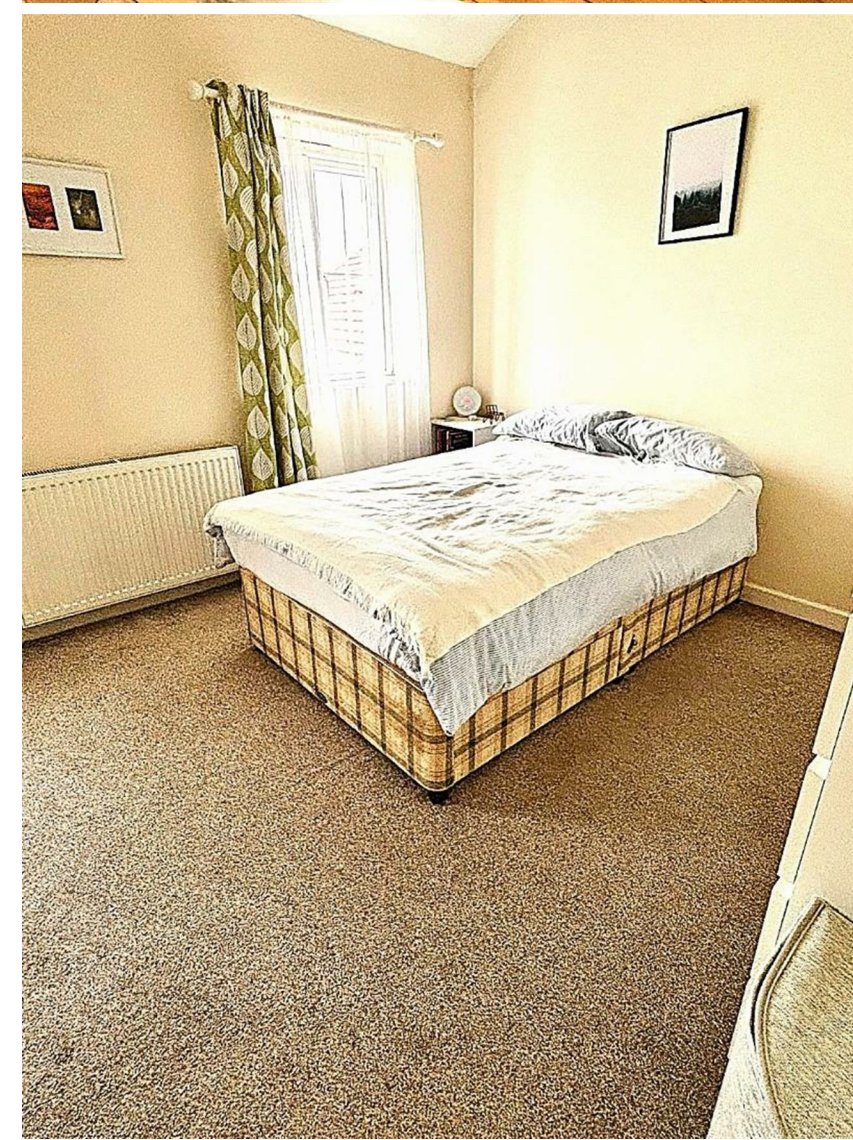
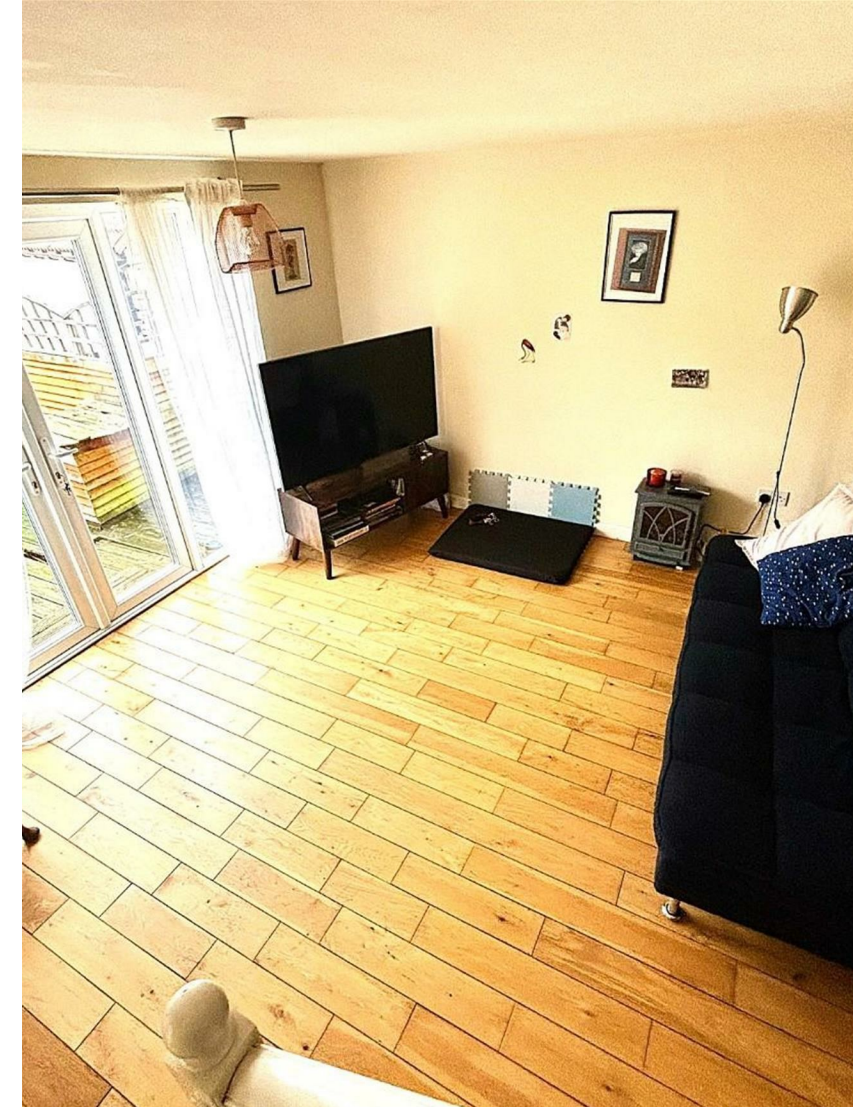
BEDROOM TWO  
4.17 2.18 (13'8" 7'1")

BATHROOM & W/C

OUTSIDE

REAR GARDEN

OFF ROAD PARKING









## BERWICK LANE

HALLEN, BS10 7RR - £280,000

 2 Bedroom(s)  1 Bathroom(s)  710.00 sq ft

Nestled in the charming village of Hallen, Bristol, this delightful detached cottage offers a perfect blend of modern living and rural tranquillity. Built in 2008, the property spans an inviting 710 square feet, providing a comfortable and cosy atmosphere for its residents.

Upon entering, you are greeted by a well-appointed reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The cottage features two spacious bedrooms, each designed to maximise comfort and natural light, making them perfect retreats at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

The exterior of the property boasts a quaint charm typical of cottage-style homes, while the surrounding area offers a peaceful environment, perfect for those seeking a quieter lifestyle. Additionally, the property includes parking for one vehicle, ensuring convenience for residents and guests alike.

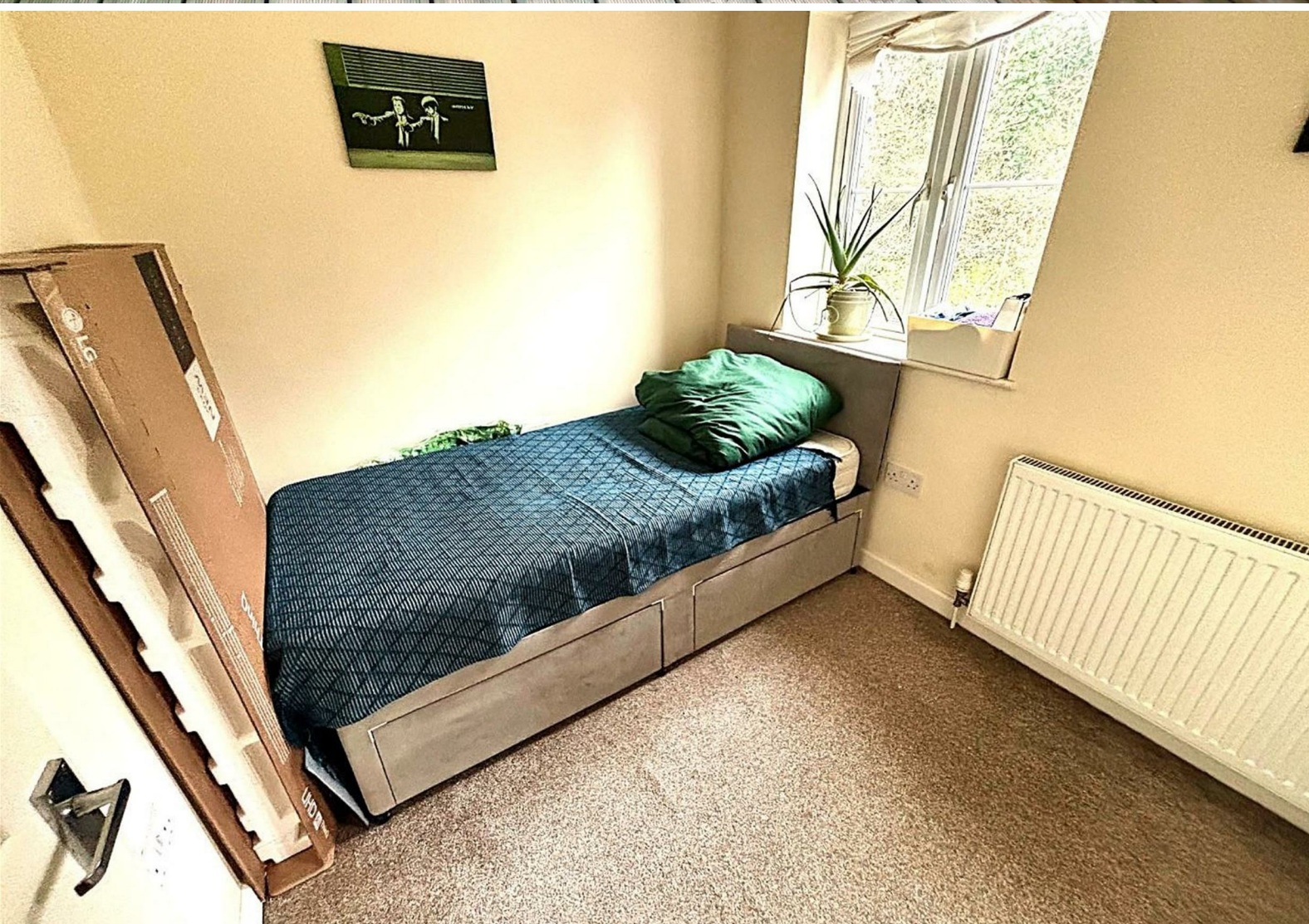
This cottage is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the serene village life while remaining within easy reach of Bristol's vibrant city centre. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to own a piece of Hallen's picturesque landscape. Do not miss the chance to make this charming cottage your new home.

### COUNCIL TAX BAND - C

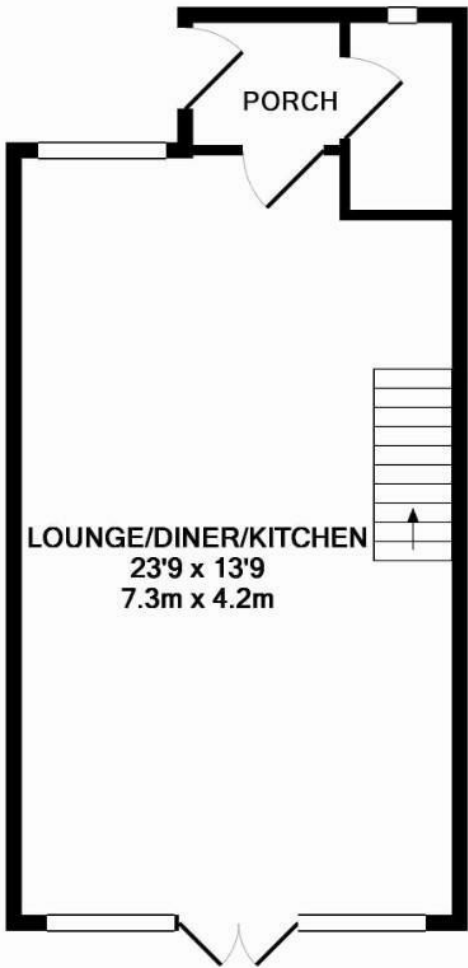
- Detached Cottage
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Cloakroom/Wc
- Bathroom/Wc
- Double Glazing
- Off Road Parking
- Village Location
- No Onward Chain
- Well Presented

### PROPERTY SPECIALIST

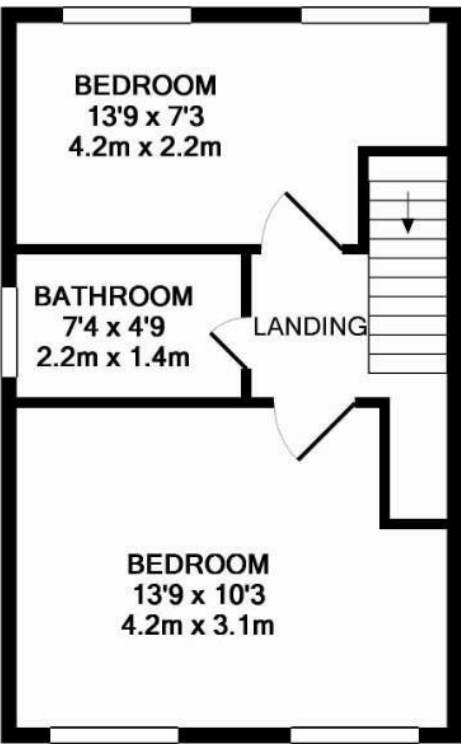
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Branch manager







GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	