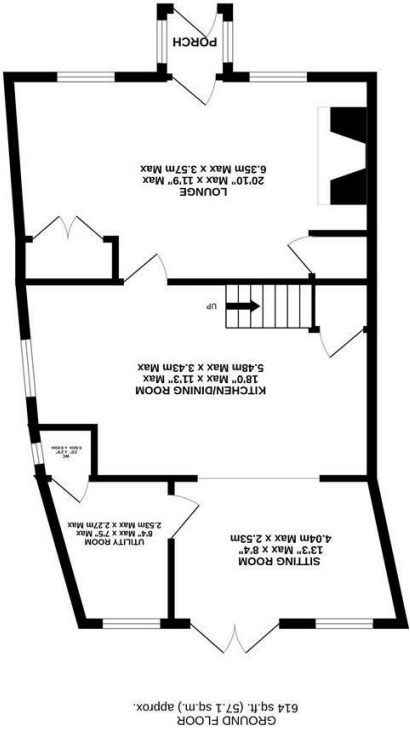
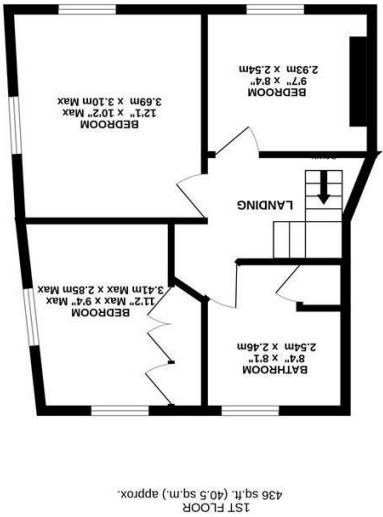




FLOOR PLAN

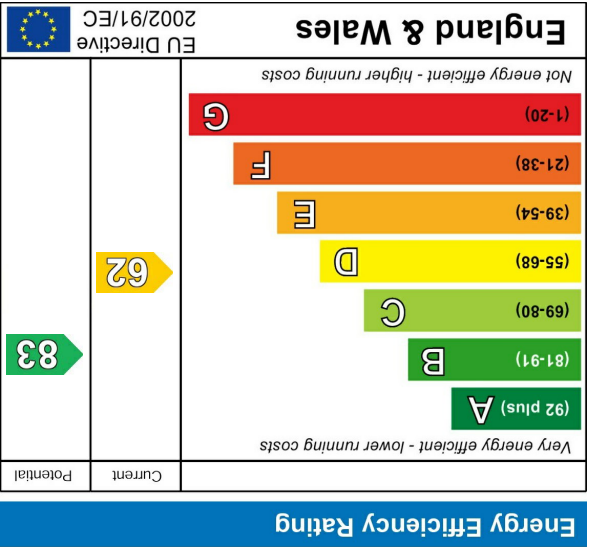


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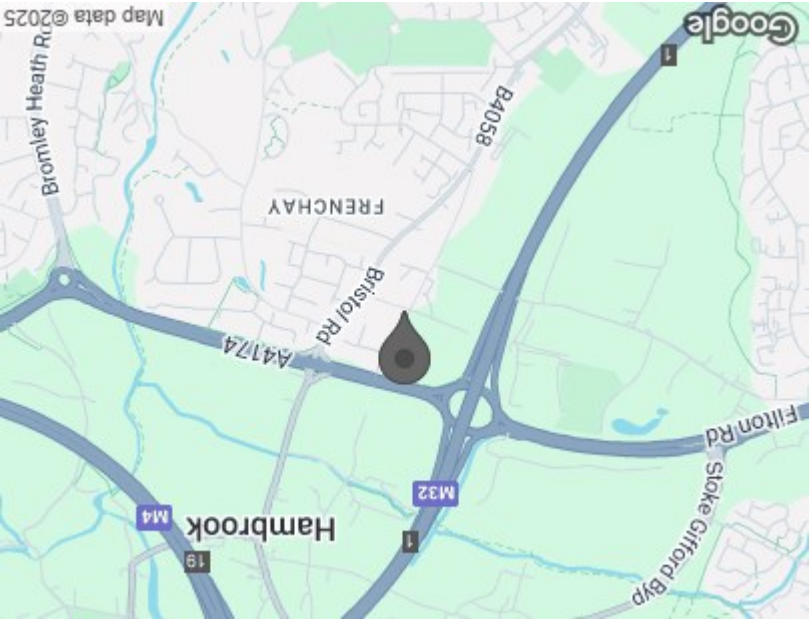
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AREA MAP





OLD GLOUCESTER ROAD
HAMBROOK, BRISTOL, BS16 1QH
OFFERS IN EXCESS OF
£400,000



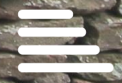
3



1



2



D



Ground Floor

Porch

Lounge

20'10 max x 11'9 max

Kitchen/Dining Room

18'0 max x 11'3 max

Family Area

13'3 max x 8'4

Utility Room

8'4 max x 7'5 max

Cloakroom

3'0 x 2'9

First Floor

Landing

Bedroom

12'1 x 10'2 max

Bedroom

11'2 max x 9'4 max

Bedroom

9'7 x 8'4

Family Bathroom

8'4 x 8'1

External

Front Garden

Rear Garden

Off Street Parking x2



NO ONWARD CHAIN

M.Coleman are delighted to have the rare opportunity of offering to the market a charming three bedroom end of terrace cottage which we believe to have been originally constructed in the 1800's. This fascinating property of rendered elevations and an enclosed gabled porch has been extended to create fabulous living accommodation whilst retaining the intrinsic characteristics of a cottage of this era.

The lounge extends across the width of the property with two windows to the front elevation. Stone walls, a feature chimney breast housing an open fire and exposed wooden ceiling beams give a hint to the feature that abound throughout. Central to this superb home is the open plan kitchen/dining/family room that boasts a Shaker style kitchen with a range of wall and base units topped with sleek stone worktops; there is an integrated fridge and extractor along with space for a cooker. The dining area opens into a further reception room with French doors leading out to the garden.

Furthermore there is a utility room with space for a dishwasher, washing machine and fridge freezer plus a door leading to a cloakroom with toilet.

On the first floor there are three double bedrooms with two boasting a dual aspect; bedroom two further benefits from the provision of fitted wardrobes. The family bathroom is partially tiled with a white three piece suite including a mains plumbed shower over bath.

Externally there is an enclosed rear garden which is predominantly laid to level lawn and bounded to one side by an attractive stone wall. To the rear of the property an area laid to hard standing offers off street parking for two vehicles with additional on street parking to the front of the property.

This charming home set within an attractive leafy locality has a feel of rural living yet is perfectly situated with easy access to the M32/M4/M5 and Parkway Station.

