



## 20 Riverside Cottages

Hanham, Bristol, BS15 3NL

**£487,500**



Riverside Cottages doesn't disappoint with beautiful \*RIVER VIEWS\* and additional \*DETACHED ANNEXE\*, this delightful terraced cottage offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample opportunity for relaxation and entertaining guests.

The cottage features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the parking provision for three vehicles, a rare find in such a desirable location. Self contained Annexe offers additional space with Lounge/Kitchen/Shower Room/Mezzanine Bedroom

Hanham itself is a vibrant community, offering a range of local amenities, parks, and excellent transport links, making it an ideal place to call home. Whether you are looking to enjoy the tranquillity of suburban living or the convenience of nearby city life, this cottage presents a wonderful opportunity.





### Lounge 21'2" x 12'0" (6.46m x 3.66m)

Entrance door, natural slate tiled flooring, two radiators, two double glazed windows, exposed wooden ceiling beams, feature inglenook stone fireplace with wood burning stove, door to:-

### Inner Hallway

Radiator, natural slate tiled flooring, Door to:-

### Kitchen Area 12'5" x 10'3" (3.79m x 3.14m)

Matching range of wall and base units with worktop space over, belfast sink unit, built in aga range cooker, washing machine, dishwasher, velux window, natural slate tiled flooring, opening to:-

### Dining Area 11'11" x 10'2" (3.64m x 3.10m)

Double glazed french doors to garden, radiator, natural slate tiled flooring, two velux windows, exposed wooden ceiling beams, door to:-

### Boot Room/ Rear Porch 8'5" x 8'5" (2.57m x 2.57m)

Stone flooring, double glazed french doors to garden

### Downstairs Bathroom 8'6" x 8'2" (2.60m x 2.49m)

Four piece suite comprising of roll top bath with claw feet, shower cubicle, low level wc, wash hand basin, natural slate tiled flooring, double glazed window, heated towel rail

### Landing

Door to:-

### Bedroom 1 11'11" x 9'3" (3.65m x 2.84m )

Double glazed window, radiator, solid wood flooring, two storage cupboards

### Bedroom 2 10'11" x 8'10" (3.34m x 2.71m)

Double glazed window, radiator, solid wood flooring

### Bedroom 3 9'8" x 8'9" (2.95m x 2.69m)

Double glazed window, radiator, solid wood flooring

### Outside

REAR - Mature rear garden with patio seating area, lawn garden with surround trees and shrubs, access to rear  
Front - Seating area overlooking the river

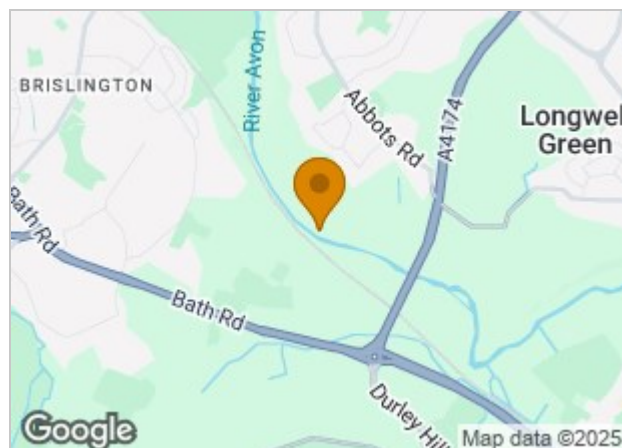
### Annexe

LOUNGE AREA 4.34m x 2.91m - Tiled flooring, double glazed window, electric heater, stairs to bedroom, opening to:-  
KITCHEN 2.20m x 1.58m - Matching range of units with worktop space, sink unit, space for cooker, fridge, double glazed window

SHOWER ROOM 2.01m X 1.26m - Three piece comprising of shower cubicle, wash hand basin, low level wc, double glazed window

MEZZANINE BEDROOM 6.54m X 2.93m- Reduced head height

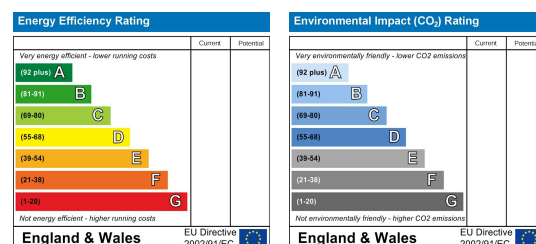
### Area Map



### Floor Plans



### Energy Efficiency Graph



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