



- Living room
- Separate dining room
- Downstairs bathroom
- Two bedrooms
- Two loft rooms
- Rear courtyard
- Garden to front

32 Castle Farm Road, Hanham, Bristol, BS15 3NJ
£410,000 Freehold

Living Room13'7" x 11'0" (4.15 x 3.36)

Dining Room16'11" x 10'0" (5.16 x 3.06)

Kitchen9'0" x 13'8" (2.76 x 4.17)

Bathroom5'6" x 13'6" (1.70 x 4.12)

First Floor Landing17'5" x 10'8" (5.33 x 3.26)

Bedroom11'4" x 7'11" (3.47 x 2.43)

WC

Second Floor Landing

Loft Area14'6" x 10'2" (4.42 x 3.12)

Loft Area13'2" x 9'8" (4.03 x 2.96)



PROPERTY TYPE House - Semi-Detached

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



Well proportioned character cottage in enviable position.

Entrance hallway, living room, separate dining room, kitchen, downstairs bathroom and rear courtyard area.

At the first floor are two bedrooms and a wc. At the second floor are another loft rooms.

Outside, is a large dry stone walled garden running to the front and side offering access to the rear courtyard.

NB: The loft has been converted to form two additional rooms which do not have final sign off from the local authority, an indemnity insurance policy will be provided - please ask for further details.



Well proportioned character cottage

the location

Set in a popular location close to Hencliffe Woods with its nearby wooded walks leading down to the River Avon. There are local shops at nearby Memorial Road, Hanham high street, with its range of shops, and restaurants is a short distance away. The more comprehensive facilities of Gallagher retail park at Longwell Green, with its range of national retailers is a short drive. Bristol 4.1 miles Bath 8.5 miles.

just a thought...

Although requiring some modernisation and updating, this character home offers good size accommodation in a popular and well placed location. If you are looking for a cottage, this will offer the basis for a comfortable family home.