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Cadogan Road, Hengrove

£260,000

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Conservatory**
- **Close To Local Amenities**
- **Would Benefit From Modernisation**
- **Three Bedroom Home**
- **South West Facing Rear Garden**
- **Double Bay Fronted**
- **Double Garage**
- **An Opportunity To Make It Your Own**

Situated on Cadogan Road in Hengrove, this well-proportioned NO ONWARD CHAIN three-bedroom mid-terrace home offers approximately 958 sq ft of accommodation, with a fantastic double garage providing a further 338 sq ft – ideal for families, first-time buyers or anyone looking for plenty of additional storage and workshop space.

The ground floor is centred around the impressive 25ft living/dining room, a wonderfully versatile space with a bay window to the front providing plenty of natural light and ample room to create separate areas for relaxing and entertaining. To the rear, double doors lead into the conservatory, providing an additional reception space overlooking the garden – perfect as a playroom, home office or simply somewhere to unwind.

The separate kitchen sits alongside the conservatory and provides practical workspace and storage, with access towards the rear of the property.

Upstairs you'll find three bedrooms, including a generous 14ft principal bedroom with a bay window, a well-proportioned second double bedroom and a third bedroom which would work equally well as a child's room, nursery or dedicated home office. Completing the first floor is a modern shower room.

A real standout feature is the substantial 19ft x 17ft double garage, offering superb secure parking and storage, with exciting potential for those needing space for vehicles, bikes, hobbies or a workshop.

Positioned within the popular Hengrove area of South Bristol, the property is well placed for local amenities, schools, green spaces and transport links, making everyday family life nice and convenient.

With generous living accommodation, three bedrooms and that fantastic double garage, this is a home offering plenty of space and versatility both inside and out – an excellent opportunity on Cadogan Road!

Living/Dining Room 25'10" into bay x 10'9" min (7.89 into bay x 3.28 min)

Kitchen 12'5" x 6'5" (3.79 x 1.96)

Conservatory 10'2" x 6'5" (3.11 x 1.96)

Bedroom One 14'6" into bay (4.44 into bay)

Bedroom Two 11'4" max x 10'11" (3.47 max x 3.34)

Bedroom Three 8'11" x 7'10" (2.72 x 2.39)

Shower Room 5'11" x 5'8" (1.81 x 1.75)

Council Tax - Band B

Tenure Status - Freehold













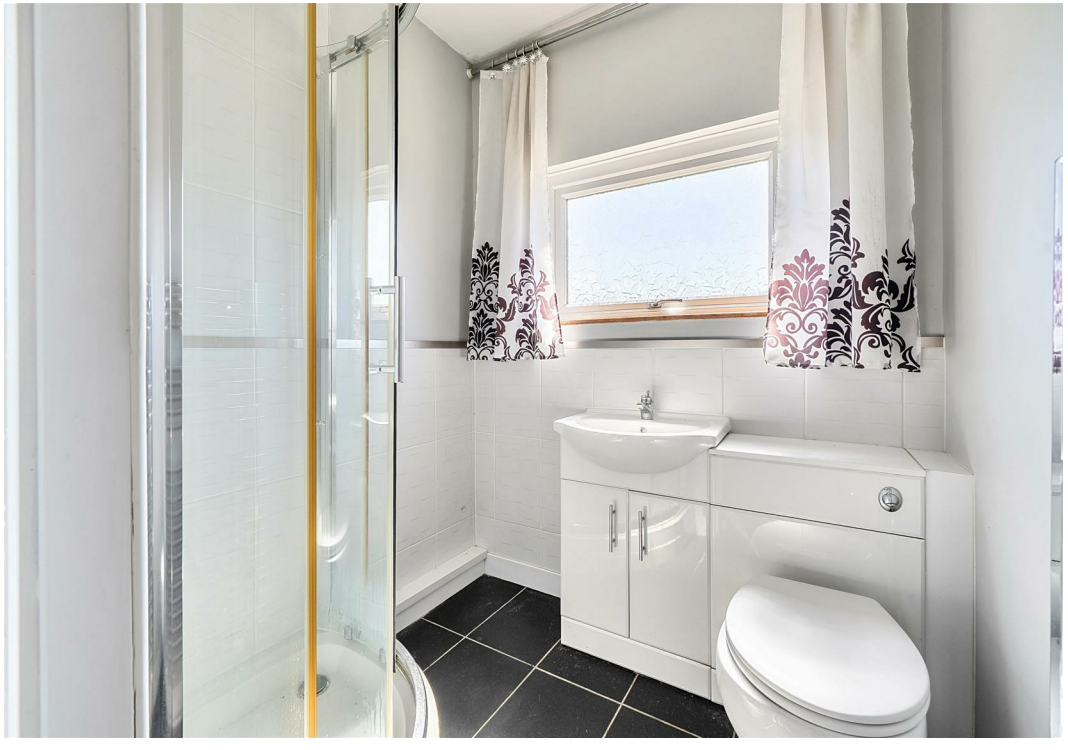














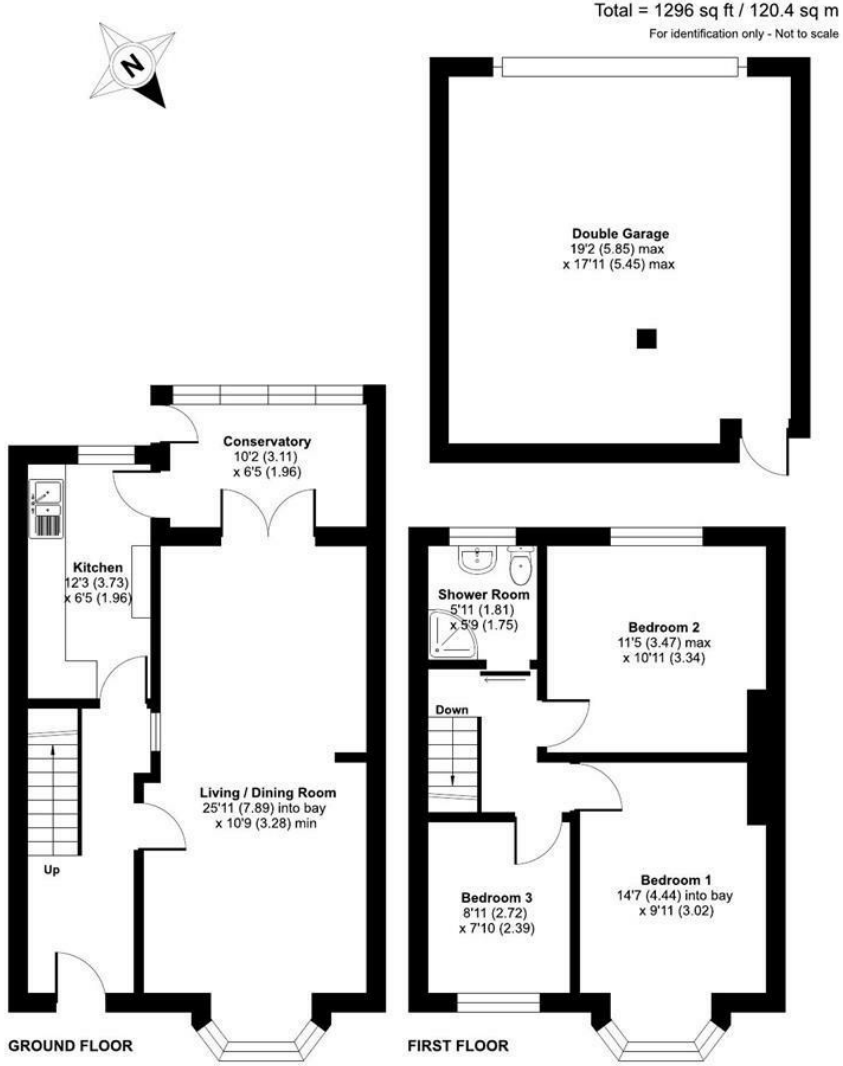


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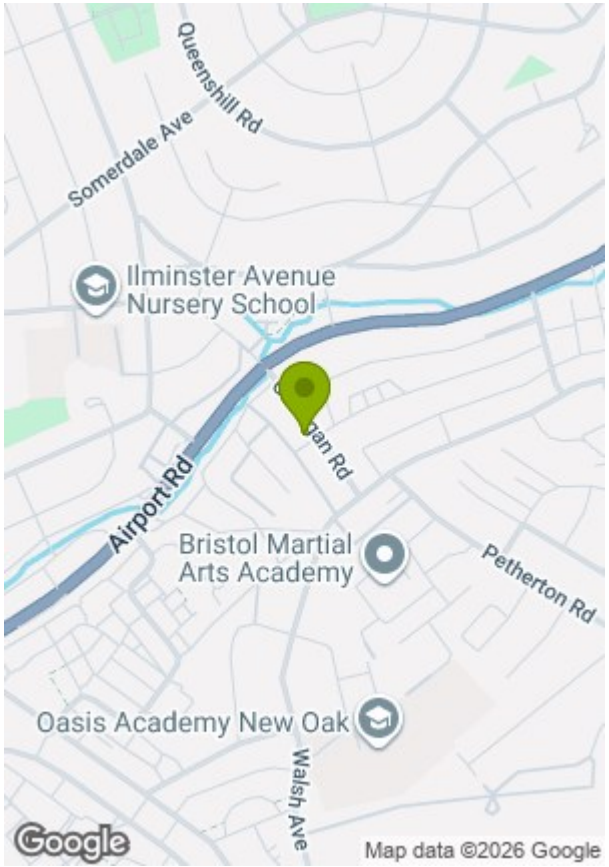
Cadogan Road, Bristol, BS14

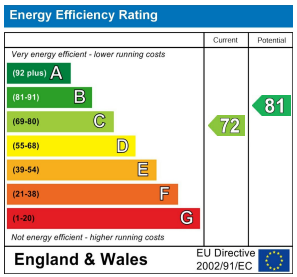
Approximate Area = 958 sq ft / 89 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 1296 sq ft / 120.4 sq m
For identification only - Not to scale

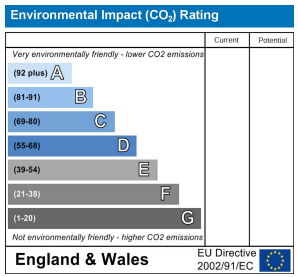


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1503658

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