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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Hambrook Lane*

STOKE GIFFORD







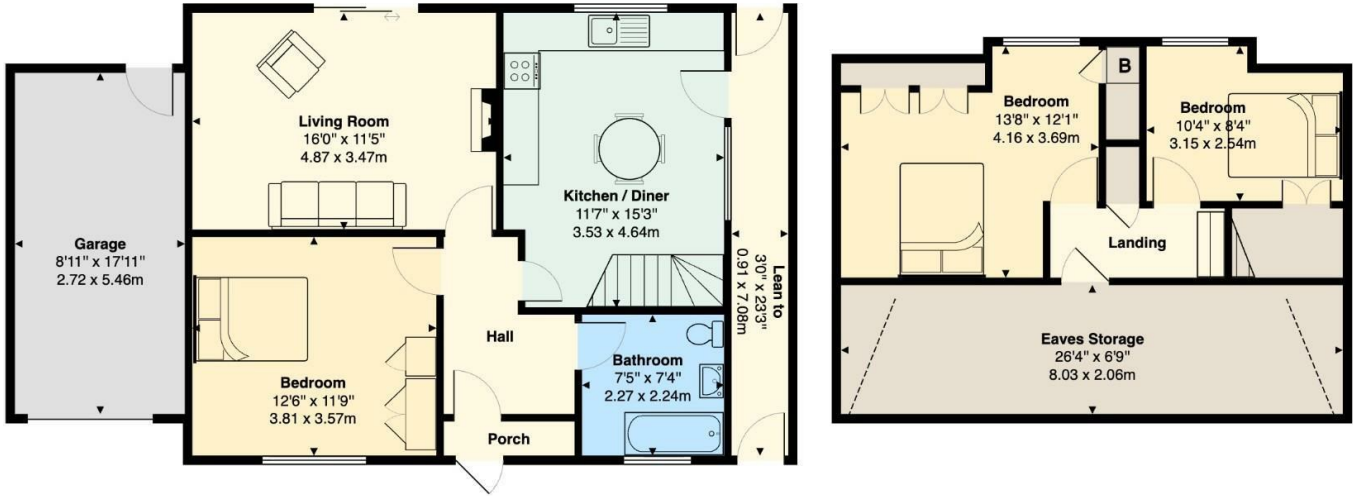
*An impressively sized detached bungalow on a 0.21 acre plot that makes this opportunity an exciting one for families looking to expand the home or buyers looking to downsize.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

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**Marlowe, Hambrook Lane, Stoke Gifford, BS34 8QB**

Total Area: 1388 ft² ... 129.0 m²

All measurements are approximate and for display purposes only

*Our mother enjoyed the property for over 20 years and we really hope the next owners enjoy the property as much as we have as a family.*

Comments by the Homeowner





# Hambrook Lane

*Stoke Gifford, Bristol, BS34 8QB*

Asking Price

**£400,000**



3 Bedroom(s)



1 Bathroom(s)



1194.00 sq ft



Contact our  
***Property Outlet Branch***

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Nestled in the charming area of Stoke Gifford, Bristol, this delightful detached bungalow on Hambrook Lane presents an exciting opportunity for those looking to create their dream home. Spanning an impressive 1,194 square feet, the property boasts three well-proportioned bedrooms, a spacious reception room, and a bathroom, all set within a generous 0.21-acre plot.

This bungalow is a blank canvas, offering the chance to modernise and extend to suit your personal taste and lifestyle. With no onward chain, you can move forward with your plans without delay. The property benefits from fantastic transport links, making it ideal for commuters and those who enjoy easy access to the vibrant amenities of Bristol.

Imagine the possibilities as you envision your own stamp on this home, transforming it into a stylish and comfortable haven. Whether you are a first-time buyer, a family looking for space, or an investor seeking a promising project, this bungalow is a rare find in a sought-after location.

Do not miss the chance to explore this property and discover the potential it holds. With a little creativity and vision, this bungalow could become the perfect residence for you and your family.





Entrance Porch	Garden	Additional Information
Entrance Halway	South East facing. Set in approx 0.21 of an acre with large fornt and rear gardens. Fantatsic potential to extend and add your own stamp to the impressive Bungalow.	
Living Room 15'11" x 11'4" (4.87m x 3.47m)	Driveway	
Bedroom One 12'5" x 11'8" (3.81m x 3.57m)	Parking for multiple vehicles	
Bathroom 7'5" x 7'4" (2.27m x 2.24m)	Side access 23'2" x 2'11" (7.08m x 0.91)	
Kitchen / Diner 11'6" x 15'2" (3.53m x 4.64m)	Covered side access to the garden	
To the First Floor	Garage 8'11" x 17'10" (2.72m x 5.46m)	
Landing	Single garage with wooden doors and powerpoints	Tenure
Access to eaves Storage		
Bedroom Two 13'7" x 12'1" widest points (4.16m x 3.69m widest points)		
Bedroom Three 10'4" x 8'3" into dorma (3.15m x 2.54m into dorma)		
		Council tax
		School Catchment
		My Nearest Primary School: St Michaels Church of England Primary
		My Nearest Secondary School: Abbeywood Community School
		*information given as a guide and we encourage your own investigation for School catchments.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

