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CARDIFF VALE CAERPHILLY BRISTOL

Berwick Lane

HALLEN

Comments by Ms Ashton Jones

Property Specialist

Ms Ashton Jones

Branch manager

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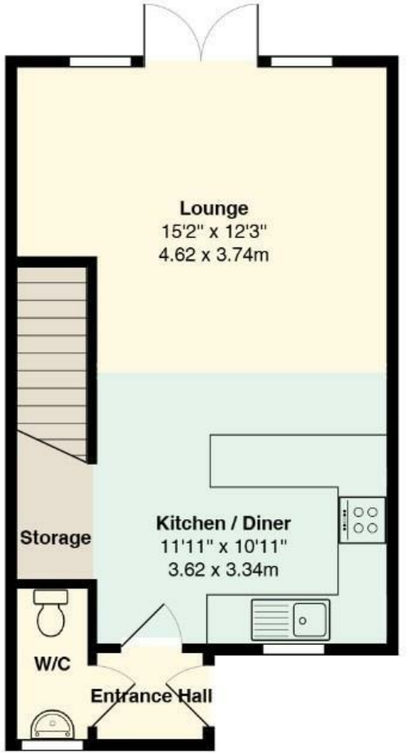
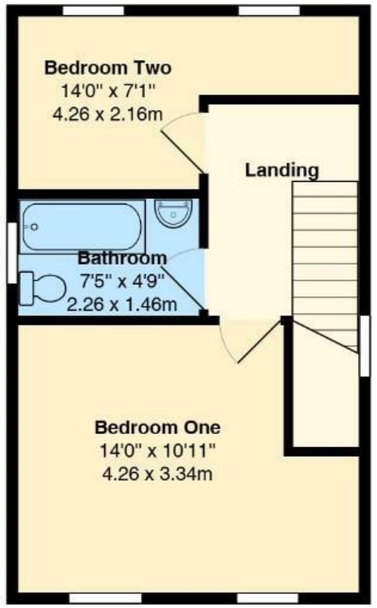
Comments by the Homeowner

Berwick Lane, Hallen, BS10 7RR





Total Area: 718 ft² ... 66.7 m²

All measurements are approximate and for display purposes only

Berwick Lane

Hallen, Bristol, BS10 7RR

Guide Price

£259,950

2 Bedroom(s) | 1 Bathroom(s) | 710.00 sq ft

Contact our

Property Outlet Branch

0117 935 4565

Nestled in the charming village of Hallen, Bristol, this delightful detached cottage offers a perfect blend of modern living and rural tranquillity. Built in 2008, the property spans an inviting 710 square feet, providing a comfortable and cosy atmosphere for its residents.

Upon entering, you are greeted by a well-appointed reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The cottage features two spacious bedrooms, each designed to maximise comfort and natural light, making them perfect retreats at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

The exterior of the property boasts a quaint charm typical of cottage-style homes, while the surrounding area offers a peaceful environment, perfect for those seeking a quieter lifestyle. Additionally, the property includes parking for one vehicle, ensuring convenience for residents and guests alike.

This cottage is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the serene village life while remaining within easy reach of Bristol's vibrant city centre. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to own a piece of Hallen's picturesque landscape. Do not miss the chance to make this charming cottage your new home.

Entrance

Via obscured double glazed door.

Cloakroom/Wc

Obscured double glazed window to front aspect, low level w/c & wash hand basin.

Open Plan Kitchen/Living Room 24'2" 13'10" (7.39 4.24)

Double glazed patio doors to rear garden, with double glazed sidelights, radiator, wood flooring & stairs to first floor landing.

Kitchen Area

Wall & base units with wood effect worksurfaces over, stainless steel single bowl sink unit, tilled splashbacks, integrated electric hob/electric oven, integrated washing machine, integrated fridge/freezer, breakfast bar & radiator.

First Floor Landing

Double glazed window to side aspect, loft access, door to all remaining rooms.

Bedroom One 13'10" 10'7" (4.24 3.23)

Two double glazed windows to rear aspect, radiator.

Bedroom Two 13'8" 7'1" (4.17 2.18)

Two double glazed windows to front aspect & radiator.

Bathroom & W/c

Refitted suite comprising panel bath, wash hand basin, low level w/c, part tiled walls, tiled flooring, heated towel rail & obscured double glazed window to side aspect.

Outside

Rear Garden

Mainly laid to wooden deck, storage shed all enclosed by wood panel fencing.

Off Road Parking

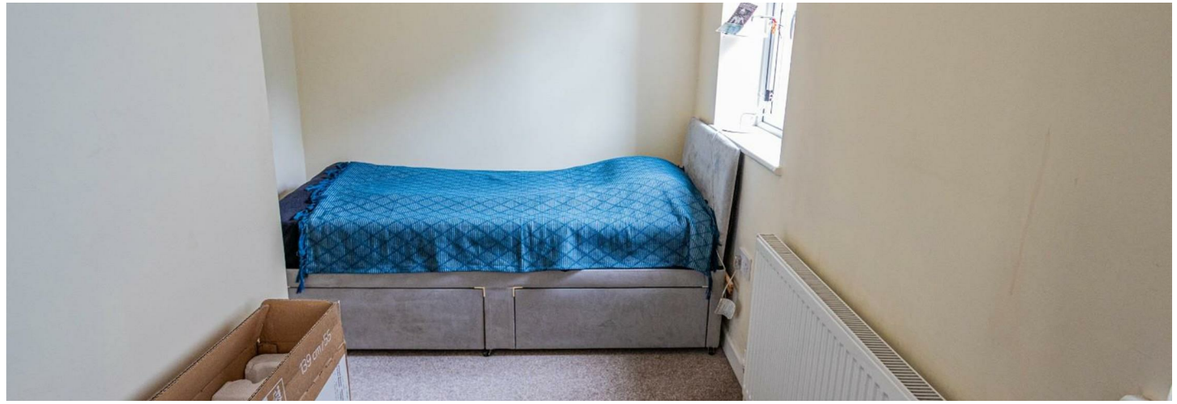
For approximately one vehicle, situated to the side of the property.

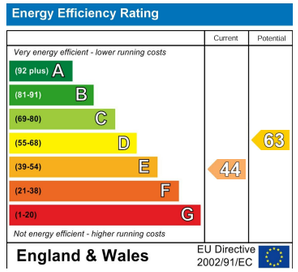
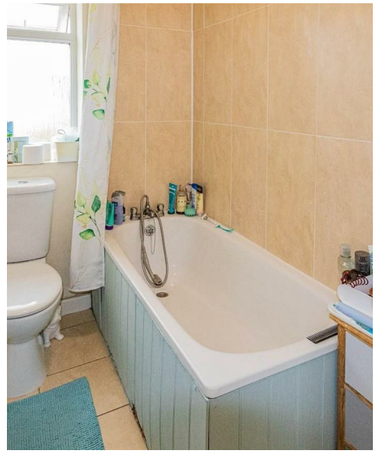
Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Band - C




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
44
63
England & Wales
EU Directive 2002/91/EC