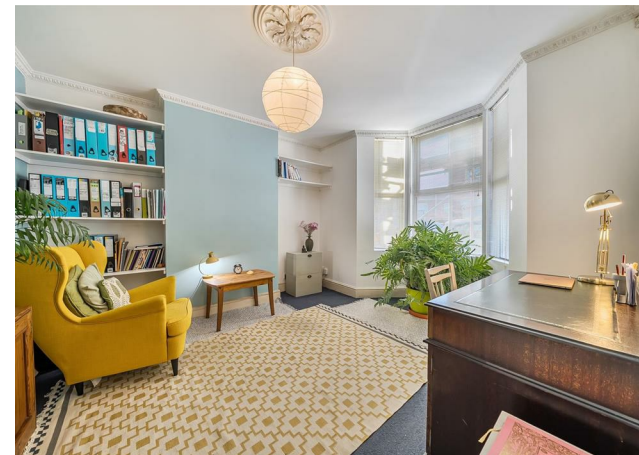




- Backing Onto Arnos Vale Cemetery!
- Two / Three Bedrooms
- Upstairs Bathroom & 2nd Separate W.C
- Decked Rear Garden
- No Onward Chain with Vacant Possession
- Period Terrace Home
- Open kitchen / Dining / Living Room
- Balcony Off Bedroom Two
- Peaceful & Tranquil Setting
- Energy Rating - D

This charming home beautifully blends period character with modern comfort. A welcoming entrance hall with stripped floorboards sets the tone, leading into a bright reception room with a bay window, equally suited as a cosy lounge, home office or a third bedroom. The kitchen is flooded with natural light and opens into a stylish conservatory extension, creating a generous open-plan dining area ideal for entertaining family and friends. A comfortable living space adjoins the dining area, offering a seamless layout perfectly suited to contemporary living. French doors lead directly to the peaceful rear garden, complete with a raised decked area, shed and tiled roof terrace overlooking the serene grounds of Arnos Vale Cemetery. Upstairs you'll find two double bedrooms. The second bedroom features French doors opening onto a private decked balcony—an idyllic spot to enjoy a morning coffee while taking in the tranquillity and wildlife of the surrounding area. A bathroom with a separate shower plus additional W.C. complete the upper floor. Outside, the enclosed rear garden offers a delightful and secluded retreat, with its picturesque backdrop creating a sense of privacy and calm. This is a truly unique home that combines charm, practicality, and an exceptional setting.

Located on the highly desirable Hawthorne Street, just a stone's throw from Hillcrest Primary School. The area offers the perfect blend of convenience and natural beauty, with easy access to Wells Road, home to a fantastic selection of cafes, restaurants, and independent shops. For those who enjoy green spaces, you're just a short hop from the enchanting 45-acre Victorian garden Arnos Vale Cemetery that features a café, gift shop, and peaceful leafy trails full of wildlife. In addition, Temple Meads train station and Bristol city centre is just a 20 & 30 minute walk away. This home is ideally positioned to offer the best of both worlds; easy city access combined with tranquil green spaces.

Reception Room / Bedroom Three 13'5 into bay x 11'8 max (4.09m into bay x 3.56m max)

Living Room 12'6 max x 9'9 max (3.81m max x 2.97m max)

Kitchen 13'6 x 7'8 (4.11m x 2.34m)

Dining Area / Conservatory 11'11 x 7'3 (3.63m x 2.21m)

Bedroom One 15' max x 11'6 max (4.57m max x 3.51m max)

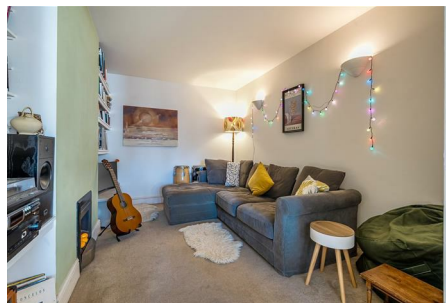
Bedroom Two 12'6 x 9'7 (3.81m x 2.92m)

Bathroom 10'2 x 7'7 (3.10m x 2.31m)

Garden Shed 6'6 x 5'3 (1.98m x 1.60m)

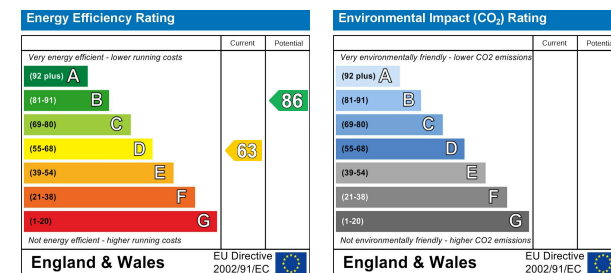
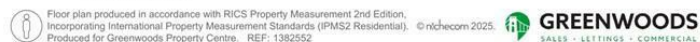
Tenure - Freehold

Council Tax Band - B





Approximate Area = 1066 sq ft / 99 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1100 sq ft / 102.1 sq m
For identification only - Not to scale



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.