





This charming Victorian Terrace home is only a short walk away for the beautiful Arnos Vale Cemetery and is within the catchment area for the highly regarded Hillcrest Primary School. The independent amenities of the Wells Road are a short walkable distance away, as well as Broadwalk Shopping Centre, Perrett's Park and the bus stops which take you directly to and from Bristol City Centre & Temple Meads.

Comprising a welcoming entrance hallway with an internal wooden door with stained glass, cornicing and exposed floorboards, a bay fronted sitting room with a fireplace, a separate dining room with a period style fireplace, kitchen & a useful utility room. The kitchen has an integrated hob & oven and there is also a downstairs W/C. Upstairs, there are two double bedrooms, the master benefits from another period style fireplace place & original floorboards and a generous sized bathroom. There is a low maintenance enclosed garden which is gravelled and split over two levels. The property retains many original features and has been well-maintained over the years, benefiting from a re-furbished roof in very recent years, but there is plenty of scope for the new owners to make their own mark on their new home.

A property located on desirable Hawthorne Street, interest will inevitably be high so an early appointment to view is enthusiastically encouraged.

SITTING ROOM 13'08 bay x 11'09 max (4.17m bay x 3.58m max)

DINING ROOM 12'10 x 9'10 max (3.91m x 3.00m max)

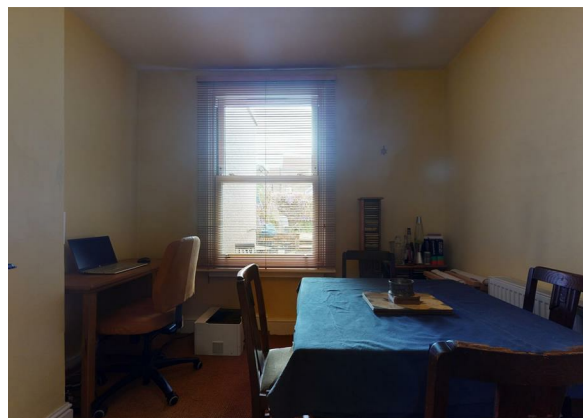
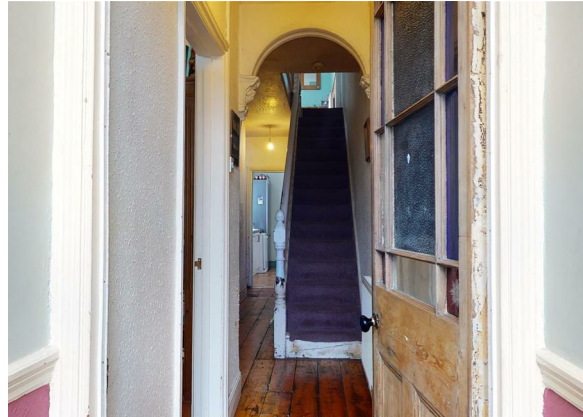
KITCHEN 10'00 x 7'03 (3.05m x 2.21m)

UTILITY 7'11 max x 6'09 (2.41m max x 2.06m)

BEDROOM ONE 12'10 x 9'09 max (3.91m x 2.97m max)

BEDROOM TWO 11'04 x 15'02 max (3.45m x 4.62m max)

BATHROOM 10'11 x 7'02 (3.33m x 2.18m)



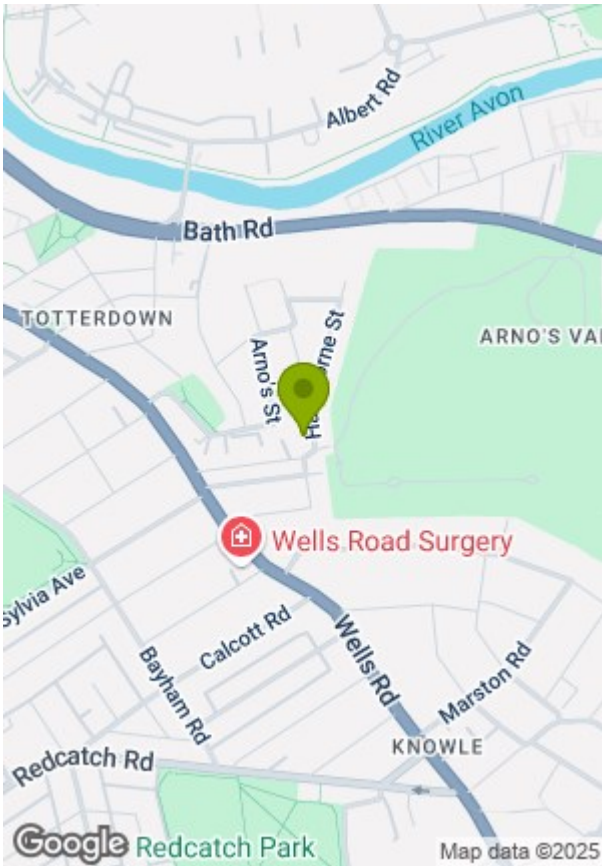








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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