



- Energy Rating - D
- South West Facing Garden
- Double Garage Accessed By Rear Lane
- Upvc Double Glazing
- Light & Airy Throughout

- Three Bedroom Home
- Double Bay Fronted Windows
- Close To Local Amenities
- Gas Central Heating
- Extended Kitchen

A charming 1930s-style, double bay-fronted three-bedroom family home, ideally positioned in the highly sought-after area of Hengrove. This well-presented property offers convenient access to a range of local amenities including shops, reputable schools, excellent bus routes, and the popular Hengrove Park.

The accommodation comprises a welcoming entrance hallway, a spacious bay-fronted lounge with a feature fireplace, a dining room with an option to be separate or open, connected to the living room via doors, and also provides access to the well-appointed fitted kitchen. Upstairs, you'll find three good-sized bedrooms – one bay-fronted with built-in wardrobes and bedroom three also benefiting from built-in wardrobes – as well as a modern family bathroom.

Externally, the home boasts an attractive south-west facing rear garden and a garage accessible via the rear lane, providing parking and easy rear access to the home.

This delightful property offers both character and convenience, making it a fantastic choice for families and first-time buyers alike.

Living Room 13'1" into bay x 11'8" max (4.01 into bay x 3.57 max)

Dining Room 11'10" x 10'4" (3.63 x 3.17)

Kitchen 16'2" x 6'3" (4.93 x 1.91)

Bedroom One 14'5" into bay x 8'7" max (4.40 into bay x 2.62 max)

Bedroom Two 11'3" x 10'11" (3.45 x 3.35)

Bedroom Three 9'6" x 7'2" (2.90 x 2.20)

Bathroom 5'8" x 5'4" (1.73 x 1.65)

Garage 20'6" max x 19'3" max (6.27 max x 5.88 max)

Tenure - Freehold

Council Tax Band - B



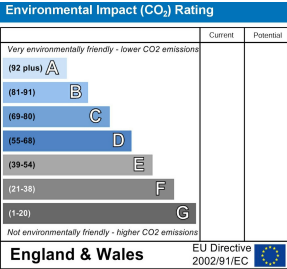
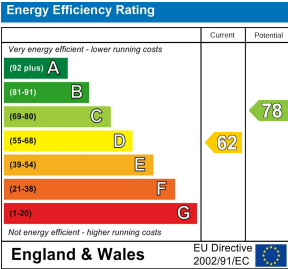
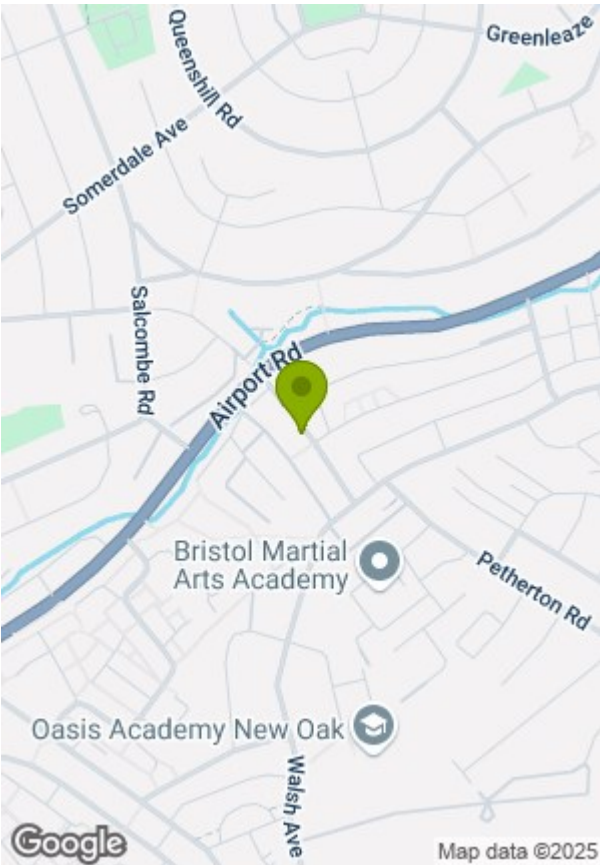
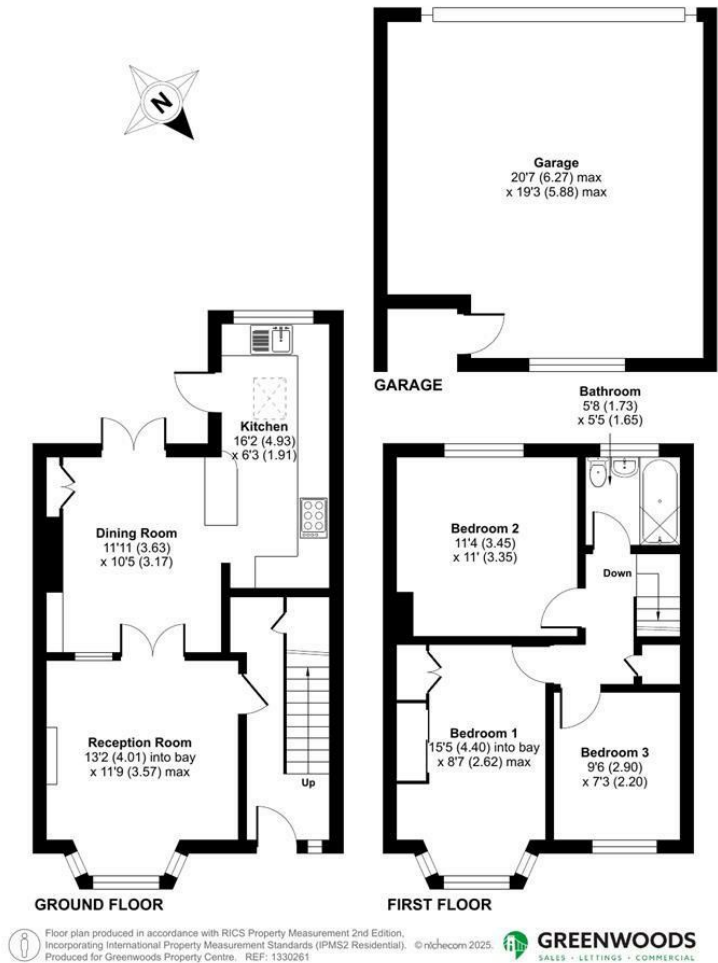






Cadogan Road, Bristol, BS14

Approximate Area = 887 sq ft / 82.4 sq m  
Garage = 377 sq ft / 35 sq m  
Total = 1264 sq ft / 117.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.