



- 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



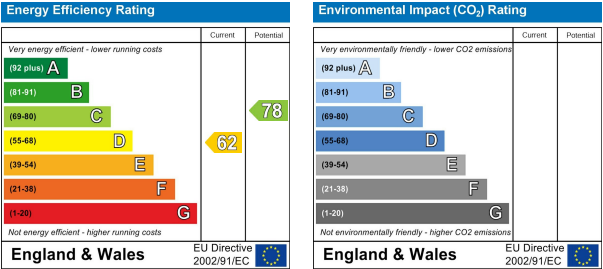
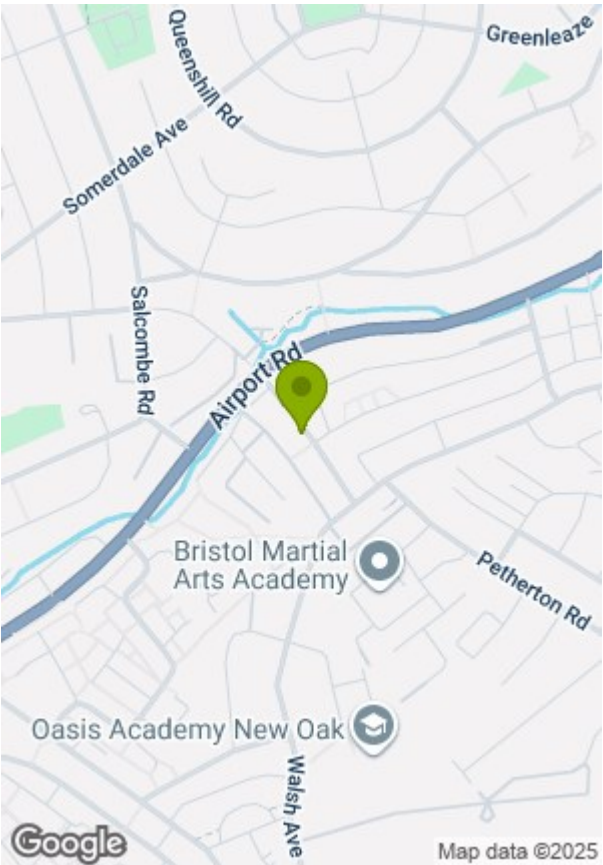
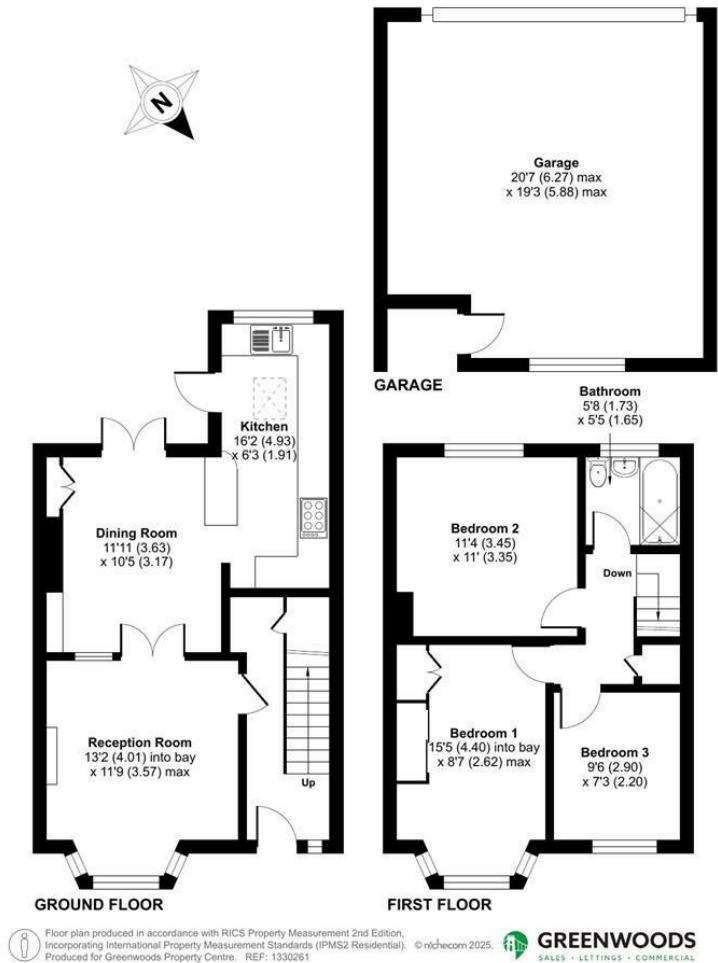






Cadogan Road, Bristol, BS14

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



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