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Asking Price £350,000

Cadogan Road, Hengrove, Bristol, BS14 9TG

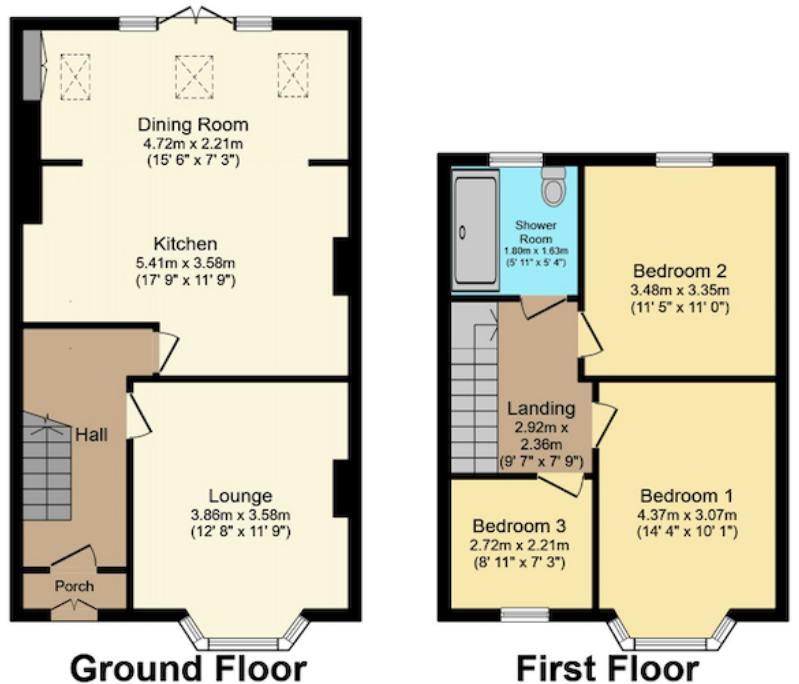
Located along Cadogan Road, Hengrove near the Filwood business park is this extended terraced three bedroom home with front garden, open-plan extension onto a long private rear garden with a garage and back lane access.

The property further consists of an entrance porch, hallway with storage cupboard, lounge with double glazed bay window and feature fireplace, open-plan kitchen/dining room with island style kitchen with fitted kitchen appliances, skylights and bi-fold doors opening onto the private rear garden.

On the first floor there are three bedrooms, the first bedroom with a bay fronted window, a second double bedroom, a single bedroom and landing with loft access along with a presented shower suite.

To the rear of the property a long rear garden with patio area, astro turf, fencing surrounding, a garage and access via a back gate into a back lane.

The property is just four miles south of Bristol city centre. Road connections are excellent with the A37 providing routes to Bristol and Bath. The property is a 5 minute walk to the metro-bus that will take you into the town centre in 20 minutes. The local schools are reputable with St Bernadette/ West Town Lane. The nearest railway station is Temple Meads which is around a 10 minute drive and provides a varied link of direct destinations including London in as little as 98 minutes. The local area offers Hengrove leisure park, South Bristol Hospital, eateries of Gilda Parade, Whitchurch sports centre, local convenience store and a supermarket. The property is just a short drive out to the countryside of Somerset. This would be a great purchase for a family/ first time buyer and the property really needs to be viewed to understand its potential.



Ground Floor Floor area 54.1 sq.m. (582 sq.ft.) approx First Floor Floor area 41.6 sq.m. (448 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars, whilst believed to be accurate are set out as a general outline 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 working with/for moving you has authority to make or give any representation or warranty in respect of the property.



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