

Ground Floor

Dining Room: 11'8" x 12'0" (3.57 x 3.66 m)

Living Room: 10'4" x 11'10" (3.15 x 3.63 m)

Kitchen: 7'1" x 7'10" (2.42 x 2.39 m)

Bathroom: 6'9" x 5'9" (2.07 x 1.76 m)

Floor 1

Bedroom: 11'1" x 8'10" (3.63 x 2.72 m)

Bedroom: 10'6" x 12'0" (3.23 x 3.68 m)

Landing: 2'6" x 7'1" (0.77 x 2.17 m)

Approximate total area: 641 ft² / 59.5 m²

Reduced headroom: 13 ft² / 1.2 m³

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



- Living room
- Dining room
- Kitchen
- Two bedrooms
- Gas central heating
- Enclosed rear garden

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B



A charming period cottage situated in the heart of Hanham, ideally positioned just off the High Street and within easy reach of a wealth of local amenities, green spaces and excellent transport links.

This attractive terraced home offers a wonderful opportunity to acquire a character property in a highly convenient location.

The accommodation includes a welcoming living room, separate dining room, kitchen and two bedrooms, complemented by a good-sized enclosed garden to the rear — an appealing feature for those looking to enjoy outdoor space without the extensive maintenance of a larger garden.

Families are well catered for, with a selection of good local schools and recreational facilities within walking distance.



the location

The property enjoys a particularly convenient position, with Hanham High Street just a short walk away, offering an excellent selection of cafés, restaurants, independent retailers and everyday amenities. A range of attractive parks and open green spaces are also close by, making this an ideal location for both convenience and leisure. Excellent transport connections further enhance the appeal of the property, with frequent local bus services nearby and straightforward access to the city centre. The Avon Ring Road and local cycle track are also within easy reach, providing convenient links for commuters and those looking to explore the surrounding area.

what the owners will miss

"We'll miss having the library right on our doorstep and being able to cross the road for dog walks in Magpie Bottom and along the Conham river path. With two regular bus routes into town, friendly neighbours, and vibrant community events in Hanham, it's a fantastic location. We'll especially miss the view from our bedroom window seat and our suntrap garden with its open view of the sky."



just a thought...

Priced to sell – an excellent opportunity to purchase a period cottage with garden in the popular suburb of Hanham