

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Stone Hill View, Bristol, BS15

Approximate Area = 772 sq ft / 71.7 sq m
Outbuildings = 25 sq ft / 2.3 sq m
Total = 797 sq ft / 74 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1335594.



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DAVIES & WAY

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5 Stone Hill View, Hanham, Bristol, BS15 3SZ



Offers In Excess Of £300,000

An immaculately presented two double bedroom home ideally suited to first time buyers and those downsizing.

- Cul de sac location
- Terraced home
- Entrance hallway
- Reception room
- Kitchen/ breakfast room
- Cloakroom
- Two double bedrooms
- Bathroom
- South easterly garden
- Allocated parking



5 Stone Hill View, Hanham, Bristol, BS15 3SZ

Set within an exclusive development, this beautifully presented two double bedroom home offers a , semi rural ambiance while remaining conveniently close to highly regarded schools, local amenities, and excellent transport links via the North Bristol Ring Road. An ideal choice for first time buyers and those looking to downsize.

Upon entering, you’re welcomed into an entrance hallway leading to a generous full width reception room with direct access to the rear garden. The stylish kitchen/breakfast room is tastefully finished and enjoys open views and a practical downstairs cloakroom completes the ground floor accommodation. Upstairs, the property boasts two well proportioned double bedrooms, both featuring built in wardrobes for ample storage. These are served by a sleek and contemporary family bathroom.

The rear garden has been thoughtfully landscaped for low maintenance enjoyment, featuring a decking area ideal for alfresco dining, artificial lawn, and vibrant, well stocked flower beds that add a splash of colour. Additional benefits of the property include one allocated parking space.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 2m (15'5" x 6'6")
Doors leading to ground floor rooms and staircase to first floor. Tiled flooring, radiator and power points.

RECEPTION ROOM 4.4m x 3.1m (14'5" x 10'2")
Double glazed window and door to rear garden, radiator and power points.

KITCHEN/BREAKFAST ROOM 4.7m x 2.2m (15'5" x 7'2")
Double glazed window to front aspect, matching wall and base units with work surfaces over, integrated fridge/freezer, oven and gas hob with extractor over. Wall mounted gas boiler in wall unit, space and plumbing for washing machine, porcelain sink and drainer with a mixer tap over, tiled flooring, splashbacks to kitchen area and wall panelling, radiators and power points.

CLOAKROOM 1.7m x 0.9m (5'6" x 2'11")
Pedestal wash hand basin with waterfall tap over and a low level WC. Tiled flooring and splashbacks to wet areas, radiator.

FIRST FLOOR

LANDING 3.1m x 1.9m (10'2" x 6'2")
Doors leading to first floor rooms, two storage cupboards, access to loft via hatch and power points.

BEDROOM ONE 3.9m x 2.6m (12'9" x 8'6")
(Excluding wardrobe). Double glazed window to front aspect, fitted wardrobe with mirrored sliding doors, radiator and power points.

BEDROOM TWO 3.8m x 2.9m (12'5" x 9'6")
(Excluding wardrobes). Double glazed windows to rear garden, bespoke fitted wardrobe, radiator and power points.

BATHROOM 2.3m x 2m (7'6" x 6'6")
Pedestal bath with mixer taps and shower off mains over with a glass shower panel. Wash hand basin unit with storage below and mixer taps over, low level WC, tiled flooring and tiled splashbacks to wet areas. Wall mounted mirror and shaving power points.

EXTERIOR

FRONT OF PROPERTY
Block paved path to front door with canopy over front door and shrubbery. Outside store cupboard.

REAR GARDEN
Laid to decking for outdoor dining, artificial lawn and a raised flower bed with a variety of plants and water feature. Mainly fenced boundaries with a gate to additional rear section of garden with stone wall boundary.

PARKING
One allocated parking space.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
This property benefits from solar panels which are owned outright. The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Superfast 70mbps (Source - Ofcom).
Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom)

