

estate agents **auctioneers**

**hollis
morgan**

5 Hobhouse Close, Henleaze, Bristol, BS9 4LZ
£450,000

Hollis Morgan - A charming mock Georgian three bedroom family home situated in a quiet location within a short walk of Henleaze High St overlooking a pretty and well maintained green. South facing rear garden and garage.

- Three Bedrooms
- Attractive Family Home
- Georgian Style Terrace
- Open Plan Living
- Conservatory
- Enclosed South Facing Rear Garden
- Front Garden and Communal Lawns
- Detached Garage
- Close to Henleaze High Street

The Property

An immaculately presented and well proportioned charming mock Georgian mid terrace located in popular and quiet pocket of Henleaze.

The property is accessed either via a level path across an attractive green to the front or from via double gates directly into the rear, south facing garden.

The current owners have taken great care of the property and it is offered in excellent decorative order with double glazing and a modern gas combination boiler. A spacious entrance hall leads to an open plan living dining space running front to back with bay window overlooking the green and patio doors to the conservatory and then back garden. There is a fully fitted modern kitchen with plenty of storage space in a range of matching wall and base units, stainless steel sink and drainer with mixer tap over, hatch through to dining space and rear door that leads out to the conservatory which spans the width of the property and enhances the living space considerably.

Upstairs, there is a good sized master bedroom with integrated wardrobes and an equally spacious second bedroom benefits from a southerly aspect out over the rear garden through a large, full height double glazed window that also allows for plenty of natural light. Completing the internal accommodation there is a further bedroom as well as fully tiled family bathroom with mains fed shower over bath, basin with vanity storage and WC.

The enclosed rear garden benefits from its southerly orientation and offers a low maintenance 'sun trap'.

Location

Hobhouse Close is a quaint and ever popular enclave of Henleaze with attractive mock Georgian houses, well maintained communal lawns as well as being moments away from the comprehensive mix of retailers Henleaze High Street has to offer as well highly rated schools.

Henleaze is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Henleaze remains an incredibly popular family suburb.

Other Information

Freehold

Council Tax Band: D

Please Note

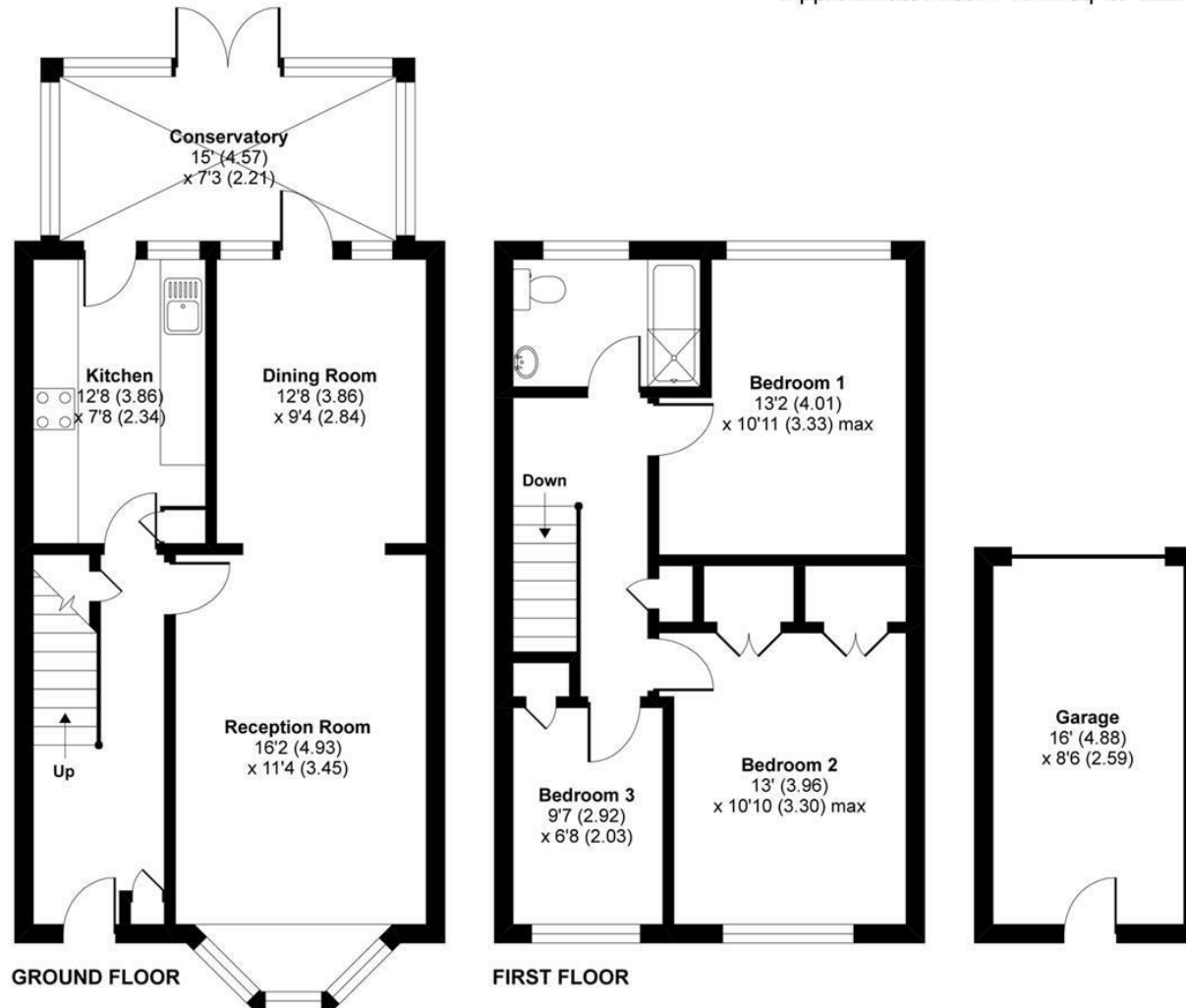
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Hobhouse Close, Henleaze, Bristol, BS9

Approximate Area = 1314 sq ft / 122.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 625524

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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