

estate agents **auctioneers**



4 Hobhouse Close, Henleaze, Bristol, BS9 4LZ  
Guide Price £425,000

Hollis Morgan - A CHARMING Georgian Style townhouse positioned in a QUIET location overlooking a Green yet within a few minutes of Henleaze High Street. GARAGE. SOUTH FACING Garden

- Georgian Style Terrace
- Three Bedroom Home
- Open Plan Living Dining Room
- Modern Kitchen
- Enclosed South Facing Garden
- Detached Garage
- Close to Henleaze High Street

### The Property

A well proportioned mock Georgian town house arranged over two floors occupying a prominent position in a charming terrace in a quiet residential backwater yet within a few minutes of the Henleaze High Street.

The property can be approached via a level path across a charming green or from the rear via double gates directly into the rear, south facing garden. The current owner has been in situ since 2002 and has 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 back garden. There is a fully fitted modern kitchen with integrated dishwasher, fridge freezer, eclectic hob and oven. The back door leads you outside into a rear porch and downstairs WC.

Upstairs, the master bedroom benefits from a Juliet balcony overlooking the rear whilst every bedroom boasts an integrated storage cupboard. The attic space has a pull down ladder and is partially boarded.

The enclosed rear garden benefits from its southerly orientation and offers a low maintenance 'sun trap'. The garage has an electric up and over door.

### Location

Hobhouse Close is an attractive mock Georgian street in a quiet enclave of Henleaze 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.

### Tenure

Freehold

### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





**Ground Floor**  
Approx. 63.3 sq. metres (681.1 sq. feet)

**First Floor**  
Approx. 47.3 sq. metres (509.5 sq. feet)

Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

Total area includes garage  
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

**4, Hobhouse Close, BRISTOL**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		75	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		75	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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