80 Rownham Mead, Hotwells, Bristol, BS8 4YD

Offers In Excess Of £500,000

An immaculately presented and highly practical home with private garden and garage. Complete Chain.

- Family Home
- Tastefully Refurbished
- Energy Efficient
- Three Bedrooms
- Garden
- Garage
- Gas Central Heating
- Rear Access
- Complete Chain

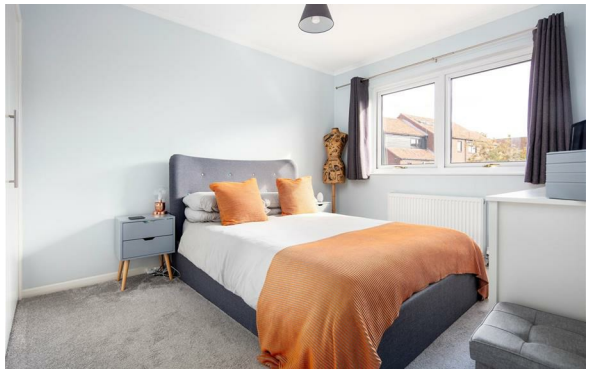
The Property
Situated in the ever popular Rownham Mead development this stunning light & airy property has been thoughtfully renovated by its current owners, the spacious (1000 sq ft) accommodation spans over two levels, the ground floor offers entrance hall, generously proportioned lounge and gorgeous open plan kitchen/dining area to the rear with french doors leading to garden. The kitchen comprises breakfast bar, LVF flooring, laminated worksurfaces with tiled surround, matching wall and base units, sink drainer with hot tap, integrated fridge/freezer, electric cooker with gas hob and washing machine.

To the upstairs three bedrooms are located No 1 & 2 are comfortably able to obtain double beds and have added benefit of integrated storage space whilst No 3 would make an ideal office/nursery/single bedroom. There is also a large airy cupboard on the landing and access to a boarded loft. A tastefully finished bathroom completes the accommodation with low level W.C, basin and bath with mains fed shower and tiled surround.

To the outside a charming courtyard style garden is accessed via the kitchen complete with flower border surround, patio area and rear access. A private single garage is also included with the property.

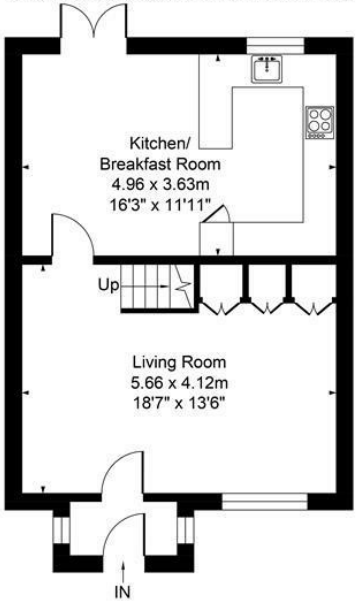
Location
Hotwells, with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants which can be found in nearby Clifton Village, Whiteladies Road and the Triangle with the University of Bristol and UWE Bower Ashton being close by. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



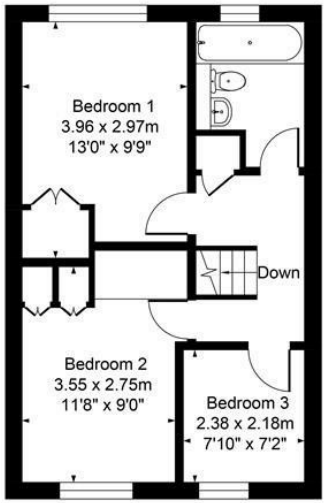
APPROX. GROSS INTERNAL FLOOR AREA 1083 SQ FT 100.49 SQ METRES

TOTAL APPROX. 505 SQ FT 46.87 SQ METRES



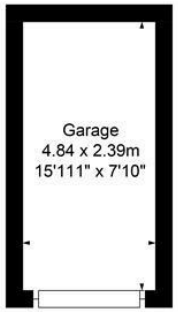
GROUND FLOOR

TOTAL APPROX. 453 SQ FT 42.06 SQ METRES



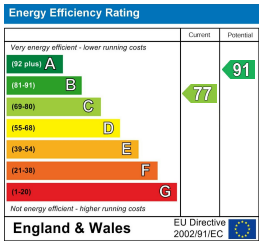
FIRST FLOOR

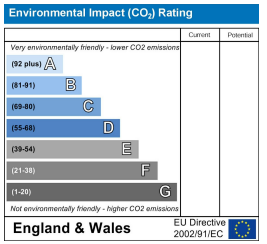
TOTAL APPROX. 125 SQ FT 11.56 SQ METRES



GARAGE

Illustrated for identification purposes only, measurements are approximate, not to scale.





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan