



25 Hortham Lane, Bristol

edison ford

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£385,000

📍 Bristol, BS32 4JH

New to the market, Edison Ford are delighted to welcome this 1930s, three bedroom bungalow in the highly desirable village of Almondsbury. The property itself has a huge amount of potential to extend or develop (subject too planning approval) and benefits from generously proportioned living accommodation throughout, as well as a 140FT rear garden.

Almondsbury is a large semi-rural village located in South Gloucestershire, which benefits from a wide variety of local amenities and sought after schools including;- Almondsbury Church of England Primary School which was rated as "good" by Ofsted in 2009 (outstanding in places).

Almondsbury is ideally located for families who need to commute regularly, with easy access to both the M4 and M5 motorways. As well as being within close proximity to major employment sites such as the MOD, DXC Technology, Airbus and the University of the West of England.

For more information or to arrange your appointment to view call Edison Ford today.



Ground Floor

Entrance Porch and Hallway

9' 1" x 3' 0" (2.77m x 0.91m) Porch 3' 6" x 2' 8" (1.07m x 0.81m) Hallway.

The property is accessed through a UPVC double glazed front door which opens into the entrance porch and leads into the entrance hallway via a second wooden door and comprises of:- Carpeted flooring, radiator, ceiling light, electrical meter cupboard which houses the consumer unit.

Inner Lobby

12' 11" x 5' 11" (3.94m x 1.80m) exposed brick feature wall, carpeted flooring, two wall lights, double doors which lead into the second lounge and access to the loft via a ceiling hatch. The loft has light and double insulation.

Lounge

14' 11" x 12' 0" (4.55m x 3.66m) UPVC double glazed bay window with a front aspect view over the front garden, laminate flooring, a feature brick fireplace with open fire, radiator, ceiling light and an open aspect into the second sitting room.

Second Reception Room

23' 8" x 11' 0" (7.21m x 3.35m) A large open plan space which benefits from:- UPVC French doors which lead into the rear garden, UPVC window, carpeted flooring, feature fireplace with gas fire, 2X ceiling lights and radiator.

Kitchen/Diner

30' 9" x 7' 6" (9.37m x 2.29m) An open plan Kitchen/diner which comprises three UPVC double glazed windows with dual aspect views to the front and rear UPVC double glazed door which leads into the rear garden, gas boiler vinyl tiled flooring, two radiators, ceiling strip light and ceiling light, a range of matching wall and base units with laminate worktops, fitted kitchen island, an inset sink and drainer, integrated cooker, hob, extractor fan and space for five appliances.

Master Bedroom

UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light, fitted floor to ceiling and wardrobes with sliding mirrored doors.

Bathroom

9' 11" x 8' 0" (3.02m x 2.44m) A recently upgraded bathroom suite, with fully tiled walls, carpeted flooring, a corner bath, low level toilet, wall mounted hand wash basin, a corner shower cubicle with glass enclosure, resin base and an over head shower, radiator, ceiling lights and a ventilation system.

Bedroom Two

14' 7" x 9' 1" (4.45m x 2.77m) UPVC double glazed window with a rear aspect view, carpeted flooring, radiator and ceiling light.

Bedroom 3

UPVC double glazed window with a rear aspect view, carpeted flooring, radiator and ceiling light.

External Spaces

Gardens

The front garden offers privacy bushes with a lawn, a concrete path which leads too the entrance of the property and a hard standing which offers off road parking and access into the rear garden.

The rear garden offers 140FT of landscaped garden which has been landscaped in a range of lawn, a patio seating area with pergola, a range of mature plants and trees and access to the detached garage.

Garage and Parking

A garage is located in the far right hand corner of the rear garden and offers power and light. The property can accommodate 4+ off road parking spaces.



FLOOR PLAN

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error omission or measurement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk

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