



35 BEAUCHAMP ROAD,
BISHOPSTON, BS7 8LQ

**GOODMAN
& LILLEY**







35 BEAUCHAMP ROAD

BISHOPSTON BS7 8LQ

GUIDE PRICE
£850,000

A well-presented and generous four bedroom Victorian family home, located in the popular west Bishopston area with a very attractive south-west facing rear garden.

A superb home that must be seen, on a sought after road in a friendly neighbourhood. No onward chain.

Call, Click or Come in and speak with our experienced sales team to book your viewing.

Location

A short walk from the Gloucester Road with its wide range of independent shops, restaurants and cafes. This location falls within the APR for Bishop Road Primary and Redland Green secondary school making it an ideal home for families of all ages.

Summary

Inside this well appointed home are many period features and the accommodation which is set over three floors comprises a tiled inner lobby that leads to the main hallway, downstairs cloakroom/wc, sitting room with period fireplace, second reception room that opens through to an open plan kitchen / dining room and out to the attractive, south west facing rear garden. The first floor is occupied with three bedrooms and a shower room, and the loft has been converted to now offer a master bedroom with its own shower room and storage. The superb garden has lawn and patio areas, enclosed by boundary walls, and a uniquely designed timber-built, insulated, double glazed garden room, perfect for dining, with separate workshop and tool shed. The house is connected to both ground and overhead full fibre optic, allowing a choice of service providers. The garden room and workshop have fully switched mains electricity and enjoy broadband connection, enabling working from home in the comfort of the garden room.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

- Period Four Bedroom Home
- En Suite to Master Bedroom

Entrance Lobby

Accessed by the main entrance door with tiled floor and glazed inner door to:

Main Entrance Hallway

Decorative ceiling coving, stairs to the first floor, period doors to:

Downstairs Cloakroom/WC

Fitted wash basin and low level WC.

Sitting Room

Generous sitting room with double glazed bay window to the front, period working fireplace, picture rails and coving.

Kitchen / Dining Room

The dining room is of good proportions and opens directly into the modern kitchen, the second reception room and has double doors out to the rear garden. The dining area has exposed stripped floorboards. The kitchen has a tile effect floor and fitted wall and base units, built in sink unit, integrated cooking appliances, wood effect work surfacing, spaces for a dish washer, washing machine, tumble dryer and a fridge/freezer, windows to the rear and velux skylight providing ample light. Cupboard housing the gas boiler.

Reception Room 2

The original dining room with double doors out to the rear garden, features, now used as a home office.

First Floor

Landing

A light split levelled landing with doors to the first floor rooms and stairs rising to the master bedroom with en suite in the converted loft space.

Bedroom Two

A very generous second bedroom spanning the width of the property and originally being the houses master bedroom. Triple glazed sash windows to the front elevation, built in storage cupboard, feature cast iron fireplace and stripped exposed floorboards.

Bedroom Three

Double bedroom with double glazed window to the rear, stripped exposed floorboards, built in wardrobes.

Bedroom Four

Double bedroom with double glazed window to the rear overlooking the rear garden. Currently used as a home office.

Shower Room

A modern shower room with walk in shower cubicle, wash basin and low level WC, tiled surrounds and floor, double glazed window to the side and heated towel/radiator.

Second Floor

Bedroom One

A wonderfully converted loft space now offering a superb master suite benefitting from a high degree of natural light via velux windows to the front,

double glazed window and double doors (Juliet balcony) to the rear with distant views in both directions - to Dundry hill, and the Cotswolds. Great built in storage, wood effect floor and door to the en suite.

En Suite Bathroom

Fitted modern four piece bathroom with bath having shower over, wc, wash basin and bidet, tiled surrounds and double glazed window to the rear.

Outside

Rear Garden

A generously sized Bishopston rear garden facing a sunny south westerly direction with patio, lawn and decking areas with shrub and flower borders. To the rear of the garden is a superbly constructed timber garden room, accessed from the raised decking with double glazed windows and double doors with many possible uses. To the rear of the garden room there is a more than adequate workshop with power and a separate garden storage. There is a secure gated rear access lane that comes out onto Cornwall Road as well as Beauchamp Road.

Useful Information

Freehold with minimum ground rent
Bristol City Council
Council Tax Band D



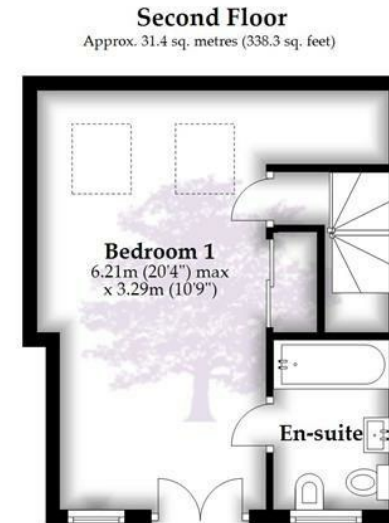
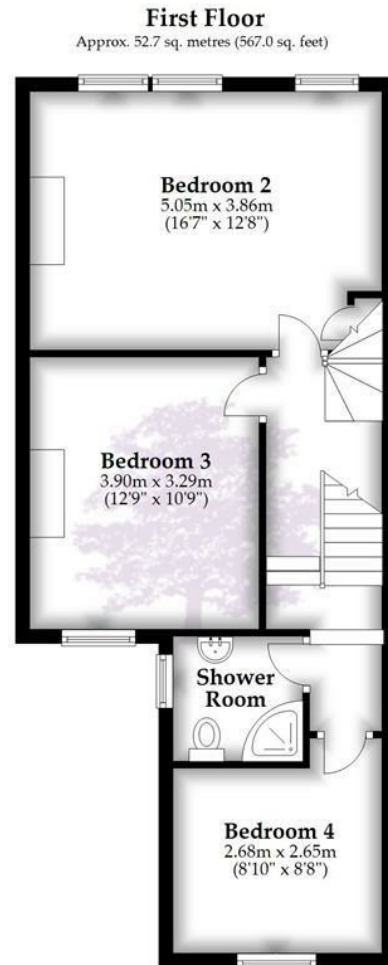
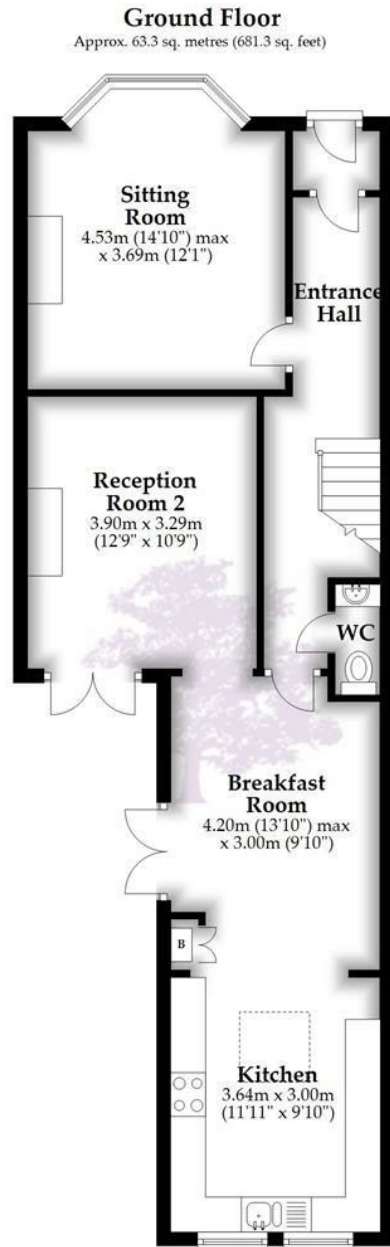
- Superb Bishopston Location
- Open Plan Kitchen/Dining Room
- Generous South/West Facing Garden
- No Onward Chain





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Total area: approx. 147.4 sq. metres (1586.6 sq. feet)

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.
Plan produced using PlanUp.

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