



2 BEAUCHAMP ROAD,
BISHOPSTON, BS7 8LQ

GOODMAN
& LILLEY







2 BEAUCHAMP ROAD

BISHOPSTON BS7 8LQ

GUIDE PRICE
£775,000

A wonderful five bedroom period end of terrace home with ample living space, driveway parking and garden situated in a popular and sought after west Bishopston location within the Redland Green and Bishop Road schools catchment areas.

An excellent home that must be seen, on a sought after road in a friendly neighbourhood.

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

Location

Located in west Bishopston on the Redland borders, within walking distance of a host of amenities, restaurants and bars found on Bristol's eclectic Gloucester Road. Within proximity are a host of sought after schools both primary and secondary, state and independent. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

The house is approach across the front driveway and entered by a side vestibule which leads through into the central hallway, with stripped exposed wooden flooring and a cloakroom/WC under the stairs. To the front of the property, there is a spacious sitting room with a double glazed bay window, providing plenty of natural light, a feature fireplace, ceiling coving and picture rails. Also to the front of the property is a second reception room currently used as a home office. To the rear is a large open plan fully fitted kitchen/dining room with access to the rear garden via a double glazed door. This is a fantastic entertaining area. The kitchen has great storage with work surface space over, sink unit, electric hob & cooker space, plus dishwasher and washing machine spaces.

First Floor

- Spacious End Terrace Period Home
- Two Bathrooms / Downstairs Cloakroom
- Open Plan Kitchen / Dining Room
- Five Bedrooms
- Sought After Location
- Gardens and Driveway Parking

Upstairs on the first floor there is a large central landing with stairs continuing to the second floor and doors to four double bedrooms all with double glazed windows and the first of two bathrooms fitted with a quality bathroom suite.

Second Floor

The loft space on this house has been well converted to create a generous space with a home office area on the landing and a master bedroom flooded with natural light from windows which also provide roof top views. There is also useful eves storage and a smartly finished second bathroom that completes this second floor space.

Outside

Externally, the property has rear and side gardens with lawn and paved patio areas.

There is side access which leads to the front of the property where there is driveway parking.

Useful Information

Freehold
Bristol City Council 0117 922 2100
Council Tax Band D



- Three Reception Rooms
- Great Local Schools



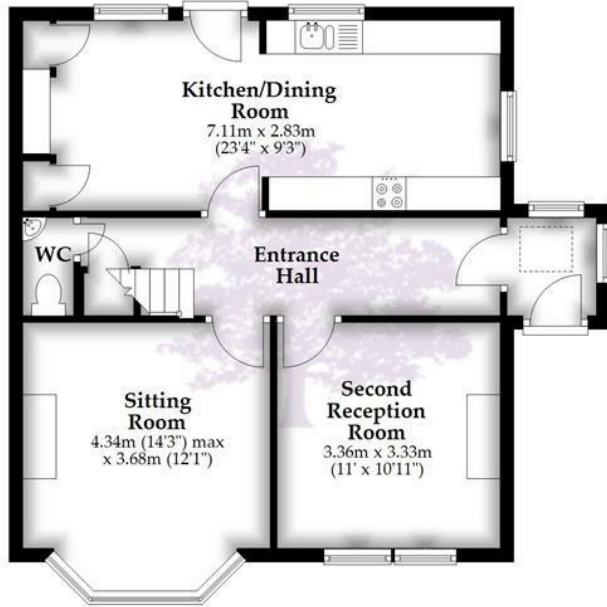


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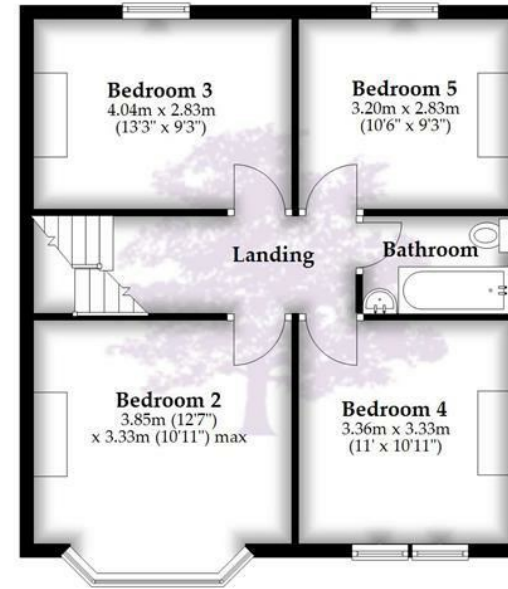
Ground Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 149.1 sq. metres (1605.3 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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