

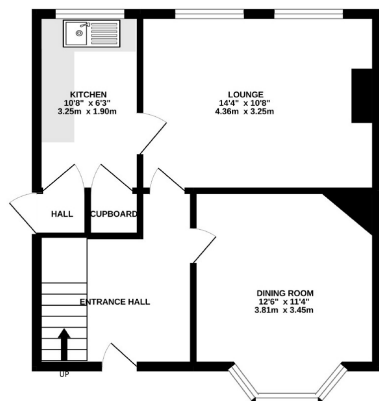


Shirehampton - £360,000

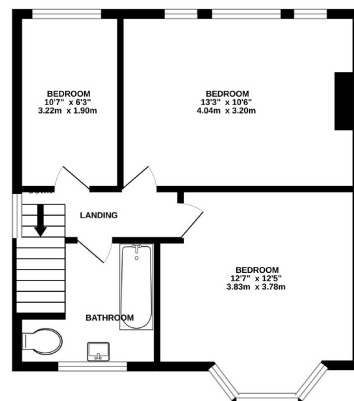
3 bed semi-detached house
8 Beachley Walk, BS11 9PU



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A semi detached house with a larger than expected garden in a cul de sac sold with no chain !!

Beachley Walk is a small cul de sac of only 8 houses and sides onto the local park so the location has an open and green feel to it.

The High Street with its shops & amenities is a short walk away, as are the local schools.

Access into and out of the city is easy thanks to the transport links that are all easily accessible, the local train station feeds into Bristol Temple Meads via Clifton Down, the Portway with its Park & Ride has a very regular bus service into the city centre (alongside the local bus service) and the motorway network is just over half a mile away.

The house itself is at the head of the cul de sac and is brick built.

You enter into a spacious hallway and from here you can access the lounge, dining room and kitchen.

The dining room has bay window and looks down the cul de sac.

The lounge is at the back of the house and has windows overlooking the garden. The kitchen is next to the lounge and these two rooms could easily be knocked together to create a large open plan kitchen/family room if required.

Upstairs there are three bedrooms and a bathroom.

A window on the landing looks out over the neighbouring park and has views towards Avonmouth and beyond.

The back garden is deceptive in its size and is larger than expected. There is ample room here to extend the ground floor space, subject to the relevant consents being obtained.

There is access to the garden from either the kitchen or along the side of the house - ideal for storing bikes or for garden projects.

The house has gas central heating, double glazing and is being sold with no chain.

Material information - council tax band C.



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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.