



Beech House 142c, High Street, Hanham
Bristol, South Gloucestershire, BS15 3HF

£350,000

Anne James Estate Agents are delighted to offer for sale this impressive three bedroom detached house. Constructed in 2022, Beech House offers open concept living with light and airy accommodation which benefits from a high EPC rating (B) for efficient running. In brief the property offers an entrance hallway with cloakroom, and an open concept lounge/kitchen/dining room to the ground floor. Upstairs there are two double bedrooms, a generous single bedroom and a bathroom with a contemporary white bathroom suite. There is a shingle driveway to the side of the property providing off street parking and an enclosed private, south facing rear garden. Further benefits include gas central heating, under floor heating to the ground floor and Upvc double glazing. Well placed for Hanham High Street with its array of independent shops, cafes and public house and excellent bus routes to Bristol City Centre, early viewing of this stunning home is recommended.

Entrance

The entrance to the property is through a composite door into the hallway.

Entrance Hallway

Oak flooring, inset spot lights, Oak glazed door into the lounge, door into the cloakroom.

Cloakroom

5' 2" x 2' 9" (1.57m x 0.83m)

Upvc double glazed obscure window to the front, electric radiator, vanity wash hand basin with mixer tap, inset spot lights, extractor fan, low level WC, tiled splashbacks.

Open concept Lounge/Kitchen/Diner

21' 5" x 17' 9" (6.52m x 5.40m)

Upvc double glazed window to the front, Upvc double glazed French doors with matching side panels to the rear, Oak flooring, under floor heating, inset spot lights, staircase to the first floor, under stair cupboard range of wall and base units with square edge work surfaces and upstands, integrated oven, ceramic hob, filter hood, integrated fridge and freezer, integrated

washing machine, stainless steel 1.5 bowl sink unit with mixer tap, cupboard housing the gas wall mounted boiler.

First Floor Landing

Loft hatch to an insulated, part boarded loft space with ladder.

Bedroom One

11' 11" x 9' 9" (3.62m x 2.97m)

Upvc double glazed window to the rear, radiator, inset spot lights, TV point.

Bedroom Two

9' 9" x 8' 5" (2.96m x 2.57m)

Upvc double glazed window to the front, radiator, TV point, inset spot lights.

Bedroom Three

8' 4" x 6' 11" (2.54m x 2.11m)

Upvc double glazed window to the rear, radiator, inset spot lights and TV point.

Shower room

6' 11" x 5' 1" (2.11m x 1.55m)





Upvc double glazed obscure window to the front, shower with glass screen and mains shower, vanity unit with wash hand basin, low level WC with concealed cistern, heated towel rail, shaver point, inset spotlights, extractor fan, tiled splashback and floor.

Front garden

There is a gated front garden which has been laid to shingle.

Rear garden

The gated rear garden is enclosed and south facing with a patio, artificial grass and raised flower and shrub borders.



Driveway

There is a shingle driveway to the side of the property providing off street parking.

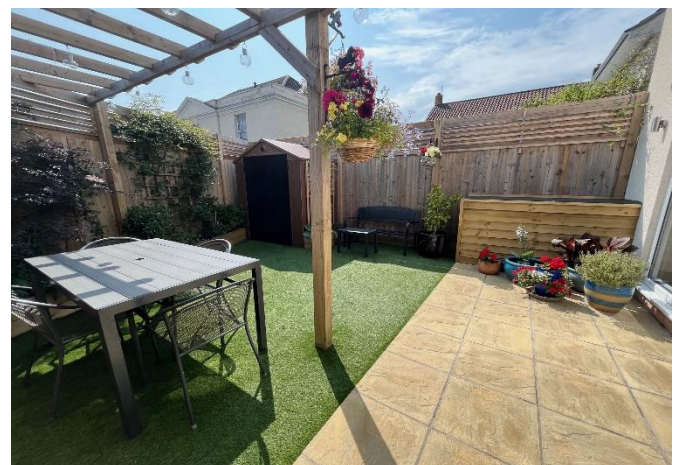
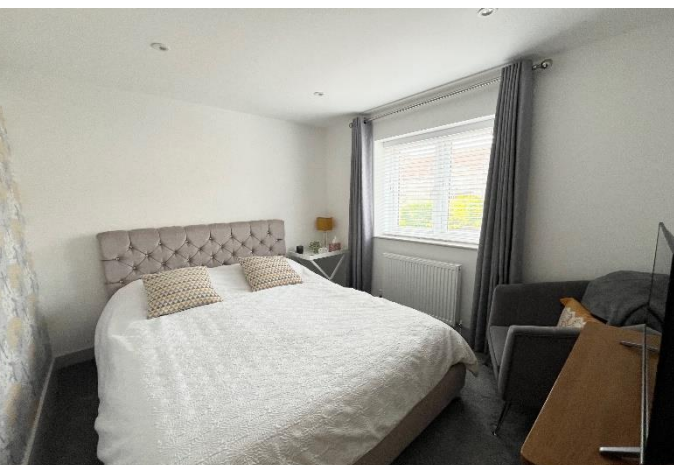
Tenure

Freehold

Local Authority

South Gloucestershire
Council Tax Band

Band C



142C High Street

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

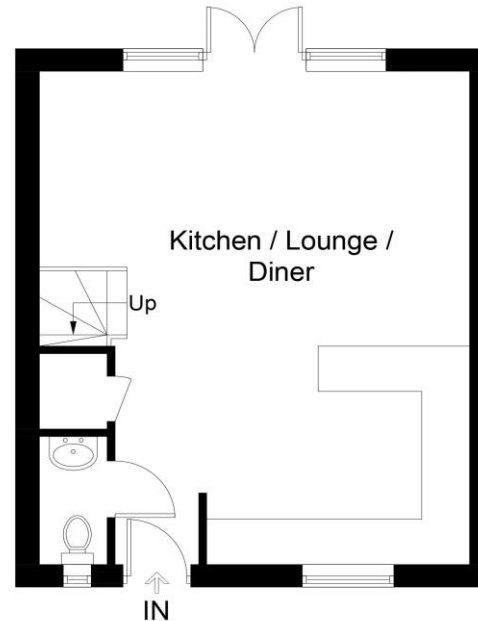
This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

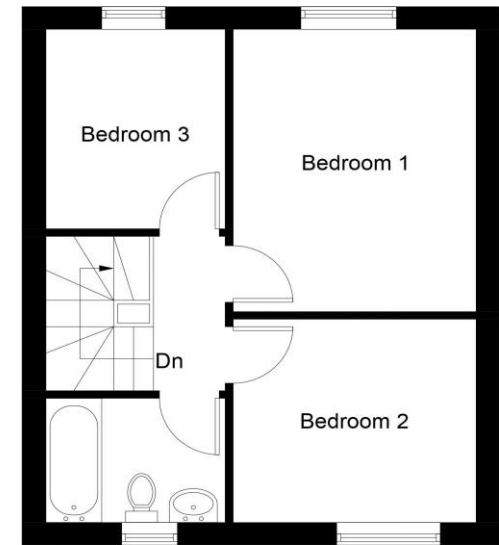
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1214881
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.
Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol