



Beachgrove Road,
Bristol,
BS16 4AS

Offers In The Region
Of £425,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this impressive and beautifully presented 3 bedroom 1930's style semi detached home with some lovely comfort, luxury finishes and generous accommodation, ideal for professionals and growing families. This home features a stunning open plan arranged Kitchen into 2nd Sitting/Dining room, Lounge, Utility and downstairs Shower room. Additional first floor bathroom. Impressive landscaped rear garden with garden storage and off street parking. Additional hardstanding to the front. Hunters exclusive - Essential viewing.



GROUND FLOOR

Twin entrance UPVC double glazed doors into..

ENTRANCE LOBBY

Black and white tiled floor, fitted coat hooks in a UPVC double glazed and frosted door into...

HALL

Staircase to first floor with useful cupboard beneath, opening into kitchen/dining room, radiator, picture rail.

LOUNGE 13'1" x 11'1"

Picture rail, radiator, maximum overall dimension into a UPVC double glazed bay window, feature case iron fireplace with a black marble laid hearth and feature natural wood surround, dimension also maximum into shelved alcove with built in floor storage.

OPEN PLAN KITCHEN/DINING ROOM 19'2" x 12'0"

KITCHEN 10'0" x 7'9"

Fitted with a comprehensive range of contemporary white high gloss effect fronted, wall floor and drawer storage units with feature natural wood block surfaces to incorporate an integrated dishwasher, inset glass topped induction hob and oven, space for upright fridge/freezer, engineered oak flooring, concealed ceiling spotlights, shelved alcove, inset sink unit with mixer taps over, splash back tiling, wide opening into..

DINING/SECOND SITTING ROOM 12'0" x 10'11"

Heritage radiator, engineered oak flooring, UPVC double glazed sliding patio doors onto rear garden with pleasant outlook onto same.

Independent door from kitchen into...

UTILITY ROOM 8'8" x 5'7"

Feature natural wood block working surface with storage cupboards beneath, single drainer stainless steel sink unit, wall mounted Worcester combination gas fired boiler for domestic hot water and central heating, attractive splash back tiling and vinyl floor covering, space for washing machine, velux roof window, radiator, UPVC double glazed window to rear, door into..

SHOWER ROOM 8'8" x 2'5"

Luxuriously appointed with a white suite of low level WC and vanity wash basin with storage beneath, vinyl floor covering, attractive splash back tiling, walk in shower enclosure with a built in thematically controlled shower, velux roof window, UPVC double glazed window to rear.

FIRST FLOOR LANDING

BEDROOM ONE 13'1" x 11'10"

Maximum overall into a UVC double glazed bay window, radiator, picture rail, dimension maximum overall into alcoves.

BEDROOM TWO 12'1" x 10'10"

UPVC double glazed window to rear overlooking the rear garden with far reaching views beyond, radiator, picture rail, maximum overall into alcoves.

BEDROOM THREE 9'4" x 7'1"

Radiator, UPVC double glazed window to the front, access to roof space via pull down ladder, picture rail.

BATHROOM 7'9" x 4'7"

White luxury suite of paneled bath with a built in thematically controlled over and shower screen along side, heated towel rail, low level WC and vanity wash basin, splash back tiling, slate effect tiled floor, ceiling extractor.

EXTERIOR

OFF STREET PARKING/HARDSTANDING

Directly in front of the house is a decorative hard standing suitable for the parking of one vehicle.

GARDEN

The stunning Lshaped rear garden has been the centre of various landscaping improvements to form a feature stone paved patio and path running along side a level well tended lawn with feature borders stocked with a colourful display of flowering plants and shrubs. Outside tap. At the far end of the garden there is a an area designated for children's play and raised vegetable/fruit planters with bark chippings. This area of garden extends to the side with a further vegetable/fruit planters alongside a bike store and timber garden shed. A pedestrian gate opens onto an additional concrete laid hard standing suitable for off street parking.

Tenure: Freehold
 Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.