



Beachgrove Road,  
Bristol,  
BS16 4AS

£400,000

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Hunters, Fishponds are pleased to offer this 5 bedroom HMO mid terrace property set within a position having easy access to bus routes, Fishponds high street and the cycle track. This property would make an excellent buy to let with a current rental income of £2,500pcm. Alternatively would suit families looking for extra space. The property is offered with no onward chain and comprises to the ground floor, a front bedroom/lounge, a communal room/reception 2, a storage/utility area, a fitted kitchen and conservatory. To the first floor there are a further 3 bedrooms with 4 piece bathroom and separate 2nd WC with a further generous bedroom to the 2nd floor. Further benefits include, gas central heating, dg windows, a paved rear garden and detached double garage, Viewing recommended.



## ENTRANCE

Double glazed door to..

## INNER VESTIBULE

Door leading to..

## HALLWAY

Radiator, stairs to first floor.

## BEDROOM 1/LOUNGE 13'7" x 12'9"

Double glazed bay window to front, radiator.

## COMMUNAL ROOM/DINING ROOM/RECEPTION 2 12'7" x 11'0"

Radiator, natural wood flooring, double glazed sliding doors to rear.

## INNER STORAGE/UTILITY AREA 7'9" x 6'6"

## KITCHEN 11'6" x 8'1"

Double glazed window to rear, wall mounted Worcester gas combination boiler serving central heating and hot water, fitted base and wall units with tiled splash backs and working surfaces incorporating a single bowl sink, fitted electric hob, separate oven and grill, plumbing for automatic washing machine, space for fridge freezer.

## CONSERVATORY/DINING AREA 9'10" x 9'0"

Double glazed sliding door to rear, wood grain effect laminate floor, radiator.

## FIRST FLOOR LANDING

Stairs to second floor.

## BEDROOM 5 8'7" x 7'10"

Double glazed window to front, radiator.

## BEDROOM 4 13'1" x 10'11"

Double glazed window to front, fitted wardrobes, radiator.

## BEDROOM 3 12'11" x 9'0"

Double glazed window to rear, radiator.

## BATHROOM

Double glazed window to rear, 4 piece bathroom suite comprising of cubical with overhead Mira shower, low level WC, paneled bath with shower and mixer taps, tiled floor, radiator.

## SECOND FLOOR

## BEDROOM 2 19'2" x 14'11"

Skylight windows to front and rear, radiator, storage into eaves.

## EXTERIOR TO THE REAR

Mainly laid to paving adjoining property with outside tap.

## DETACHED DOUBLE GARAGE

Located to the rear of the garden.

Tenure: Freehold  
Council Tax Band: B



- 5 bedroom HMO mid terrace
- Fantastic landlord buy to let
- Lovely position with good access to shops and bus routes
- Offered with no onward chain
- Current rental income of £2,500 plus bills
- Double detached garage
- Enclosed paved rear garden
- Dg windows and gas central heating
- 4 piece fitted first floor bathroom and 2nd WC
- Kitchen and utility/storage area

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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>		
<b>England &amp; Wales</b>	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.