



## 9 Beachgrove Gardens

Fishponds, Bristol, BS16 4AT

£250,000



Hunters are pleased to offer for sale this 1930's 2 bedroom semi detached bungalow set within a nice residential cul-de-sac within easy reach to Fishponds high street. This well spaced property offers versatile accommodation and is offered with vacant possession. Internally this bungalow requires modernising throughout with accommodation comprising, a lounge, lean-to/garden room, kitchen, 2 bedrooms, shower room and an extra office space. Further benefits include dg windows where stated, gas central heating, a rear garden, off street parking, and a store room/ shed. A viewing is recommended to see what this bungalow offers.



### Entrance

Via double glazed double doors to inner porch with glazed panelled door to ...

### Hallway

Fitted radiator, fitted cupboard.

### Lounge 11'11" x 11'5" (3.64m x 3.50m)

Double glazed sliding doors to rear leading onto conservatory.

### Conservatory 11'4" x 6'6" (3.46m x 2.00m)

Fitted radiator, double glazed sliding doors leading to rear garden.

### Kitchen 12'6" x 8'5" (3.83m x 2.58m)

Double glazed door to side leading to driveway, fitted radiator. Base and wall fitted units with some working surface, single bowl sink, tiled floor, plumbing for automatic washing machine.

### Bedroom 1 12'6" x 11'6" (3.82m x 3.51m)

Double glazed window to front, fitted radiator.

### Bedroom 2 9'11" x 11'0" (3.03m x 3.36m)

Double glazed window to front, fitted radiator.

### Shower Room

Double glazed window to side, extra large shower tray with shower over, low level w.c. wall mounted wash hand basin, tiled floor, fitted radiator.

### Office Room 9'1" x 4'11" (2.77m x 1.50m)

Wall mounted Worcester gas combination boiler serving central and hot water, fitted radiator, double glazed window to front.

### Exterior

To the rear is mainly laid to paving with metal fenced borders with side access leading to front, outside tap. To the front offers a driveway offering off street parking via double wrought iron gates leading to covered car port, side access leading to the rear.

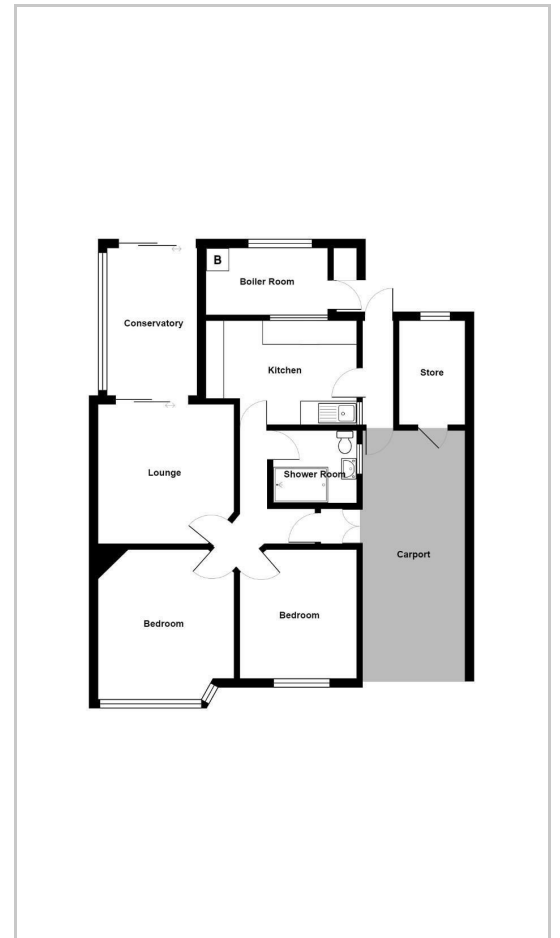
### Storage Shed 10'11" x 5'5" (3.35m x 1.67m)

Power and light.

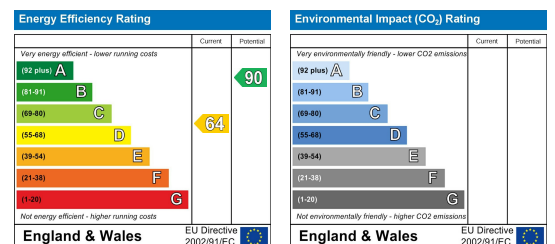
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>