



Beechwood Road,
Bristol,
BS16 3TP

£485,000

3 1 2 D

Hunters are delighted to offer for sale this stunning 3 bedroom 1930's circular bay semi detached property located in an excellent position in central Fishponds within walking distance to the local high street offering an array of shops, cafe's and supermarkets. This fabulous home offers really good internal space along with lovely modern decorations throughout. Suited to many buyers the property briefly comprises to the ground floor, a front lounge with wood burner and a fantastic stylish open plan kitchen/dining room with views onto the rear garden, bespoke kitchen units and many integral appliances. There is also a ground floor cloakroom which also houses the gas combination boiler. To the first floor you will find 3 good size bedrooms and a luxury appointed contemporary bathroom. Further benefits include, off street parking for several vehicles, a front lawned garden, pedestrian side access, an enclosed landscaped rear garden and a single detached garage with rear access. Internal viewing is highly recommended to appreciate everything on offer.



ENTRANCE

Etched glazed paneled door to...

INNER VESTIBULE

Opaque glazed paneled door to...

HALLWAY

Stairs to first floor, radiator with oak effect mantle above, engineered oak fitted wood flooring, stairs to first floor, under stairs storage.

LOUNGE 13'4" x 11'10"

Into bay and recess with UPVC double glazed circular bay window to front, radiator, engineered oak fitted flooring, wood burner insert, opening to...

OPEN PLAN KITCHEN/DINING ROOM 11'5" widening to 19'9" x 11'10" and 19'1"

DINING ROOM AREA

UPVC Double glazed sliding doors to rear with pleasant outlook onto rear garden, engineered solid oak wood flooring, space and area for table and chairs, opening to...

KITCHEN

UPVC double glazed window to rear, polished tiled flooring, radiator. Kitchen comprising of stylish bespoke base and wall fitted units with tiled splash backs and beech block effect wood working surfaces with underlighting incorporating a one and quarter bowl sink, fitted induction hob with oven below and extractor over, integral dishwasher, washing machine and fridge/freezer, breakfast bar/island having seating with solid beech block effect working surfaces and fitted storage cabinets.

DOWN STAIRS CLOAK ROOM

Low level WC, wall mounted sink. cupboard containing a gas combination boiler serving hot water and central heating.

FIRST FLOOR LANING

Access to loft space, opaque UPVC double glazed window to side.

BEDROOM ONE 14'6" x 11'10"

UPVC double glazed circular bay window to front, fitted wardrobes with hanging and shelving, radiator.

BEDROOM TWO 13'4" x 11'10"

UPVC double glazed window to rear, radiator.

BEDROOM THREE 8'7" x 7'5"

UPVC double glazed bay window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, contemporary luxury appointed bathroom with curved panel bath having overhead mixer shower with sperate extra large shower head, sink into unit with storage below, chrome effect fitted heated towel rail, decorative tiled floor, low level WC.

EXTERIOR TO THE REAR

Enclosed landscaped rear garden with paved patio adjoining the property with section laid to lawn and timber decked area having pedestrian side access and access to single detached garage that leads onto a vehicular rear lane.

DETACHED GARAGE 16'6" x 10'0"

EXTERIOR TO THE FRONT

Offers off street parking for several vehicles via block paving area leading onto generous lawn section with pedestrian side access leading to rear.



Tenure: Freehold
Council Tax Band: C

- Fabulous circular bay 1930's 3 bed semi detached home
- Beautifully presented throughout
- Generous front lounge with wood burner
- Stunning open plan kitchen/dining room
- Enclosed landscaped rear garden
- Luxury appointed contemporary fitted bathroom
- Detached garage
- Off street parking to front
- Downstairs modern fitted cloakroom
- Within walking distance to Fishponds high street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.