

Ground Floor

- Living Room: 14.3' x 12.4' (4.36 x 3.77 m)
- Dining Room: 13.0' x 11.4' (3.99 x 3.47 m)
- Kitchen: 9.9' x 7.0' (3.00 x 2.14 m)
- WC: 1.81' x 0.76' (0.55 x 0.23 m)
- Hallway: 4.62' x 1.85' (1.41 x 0.57 m)
- WC: 1.81' x 0.76' (0.55 x 0.23 m)

Floor 1

- Bedroom: 14.5' x 12.6' (4.40 x 3.81 m)
- Bedroom: 13.2' x 11.4' (4.04 x 3.48 m)
- Bedroom: 8.3' x 7.0' (2.52 x 2.14 m)
- Bathroom: 5.9' x 5.1' (1.75 x 1.82 m)
- Landing: 2.71' x 1.00' (0.83 x 0.30 m)

Approximate total area 1013.32 ft² 94.14 m²

Reduced headroom 3.88 ft² 0.36 m²

Reduced headroom Below 5 ft/1.5 m

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standards. Please note that party and therefore may not comply with RICS IPMS 3C.



PROPERTY TYPE House
BEDROOMS 3
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING E
COUNCIL TAX BAND C



Semi detached family home in convenient cul de sac location.

Entrance hallway, through lounge/diner, extended kitchen and downstairs cloakroom.

With three bedrooms at the first floor, plus a family bathroom.

With off street parking, and a decent sized rear garden.



the location

Set a short distance from the facilities of Hanham high street and its range of independent shops, bars and cafes. The more comprehensive facilities of the retail park at Longwell Green are a short distance away, the Avon ring road and Bristol to Bath cycle track are also readily accessible. There are playing fields at nearby Greenbank Road and wooded and river walks at Hencliffe woods. Bristol 3.5 miles Bath 8.5 miles

what the owners will miss

"The things I'll miss about living in Beechwood Ave are the closeness of the amenities on the high street, and the quiet location. The neighbours are also friendly and helpful if you need a hand."

just a thought...

Although requiring some updating and modernisation this is a handsome house in a great location, that will provide a blank canvass for those wishing to make their own mark. Well proportioned rooms, decent garden and parking all at a competitive price point.