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Beaufort Road, BS15

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A charming two double bedroom home located in the popular area of Cossham. The property offers well presented and spacious accommodation throughout and would make a perfect first home.

ACCOMMODATION

Hallway

Large lounge/dining area

Kitchen/breakfast room

Utility area

Garden room

Two double bedrooms

Modern bathroom

Low maintenance garden

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DESCRIPTION



Located in the popular suburb of Cossham and within easy reach of Cossham Hospital, local schools, areas of public open space and Kings Chase shopping centre is this well presented two double bedroom home, perfect for those looking for their first home or those who are looking to downsize.

The house has been well maintained and cared for during our client's tenure, this is clearly evident upon a visual inspection, recent improvements include a new modern bathroom.

Upon arrival at the house a gate leads to the front path which in turn arrives at the front porch. Step through the porch into the hallway, from here a flight of stairs leads to the first floor.

Located at the front of the house is the generous lounge/dining room, with an impressive bay window, which allows natural light to flood the room. Also within the lounge area is a feature fireplace, at the far end of the room there is a serving hatch from the kitchen.

The kitchen is fitted with a range of wall and floor cupboards and can also accommodate a breakfast table. The units also benefit from above counter and kickboard lighting. There is space for a range style cooker as well as plumbing for a dishwasher, an archway leads through to the utility area, which has space for a fridge/freezer and a washing machine. Beyond the utility area is the garden room, this is an attractive addition to the main house and opens onto the rear garden, perfect for morning coffee or evening drinks.

On the first floor you will find two double bedrooms and the family bathroom.

The master bedroom is located at the front of the house and has two double wardrobes. The second bedroom also has a fitted wardrobe and enjoys a view of the rear garden.

The family bathroom has been refurbished in recent years and incorporates a bath with shower over, a wash hand basin and a WC, the bathroom is further complimented by wall and floor tiles and a heated towel rail.

The garden at the rear of the house has been designed for ease of maintenance with a patio area which also incorporates a seating area, there is also a patch of artificial grass.



SITUATION

Cossham is a suburb of Bristol, located in the south-west of England. It is situated between the neighbouring suburbs of Mangotsfield, Staple Hill and Kingswood, and is part of the South Gloucestershire district.

One of the most notable landmarks in Cossham is the Cossham Hospital, which was founded in 1907 by Sir Francis William Cossham, a local businessman and politician. The hospital was originally built as a memorial to Sir Cossham's wife, Emily, and was designed to provide medical care for the local community. Today, the hospital continues to provide healthcare services, including a range of specialist clinics and services.

Cossham is a popular residential area, with a range of housing options available, from period properties to modern apartments. The area is known for its leafy streets and open spaces, including the nearby Page Park, which is a popular spot for picnics and outdoor activities.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 motorway is within easy reach via the A4174, mainline rail connections to London Paddington are offered at Stapleton Road Station. For those looking to travel further afield, Bristol International Airport is a mere 12 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity.
Postcode – BS15 1NF. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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