



HUNTERS[®]
HERE TO GET *you* THERE

6 Beeches Grove, Bristol, Somerset, BS4 2PA

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Guide Price £440,000

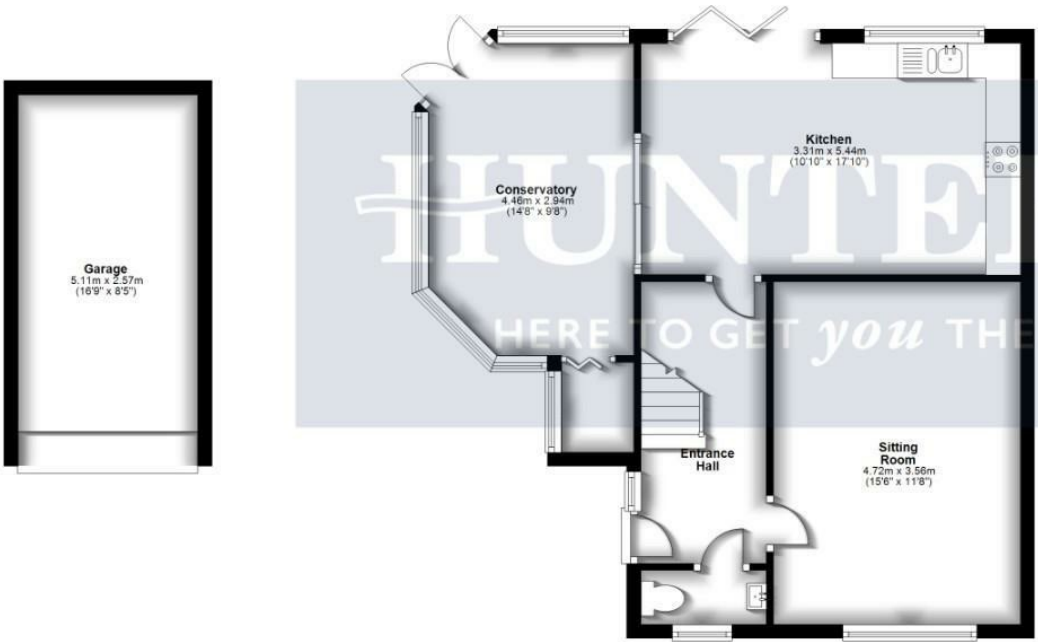
**** NO ONWARD CHAIN**** Beautifully presented four bedroom link detached property situated in desirable location, close to local transport links, popular schools and retail outlets.

Well loved and much improved by the current owners this property ticks all the boxes when looking for the perfect family home.

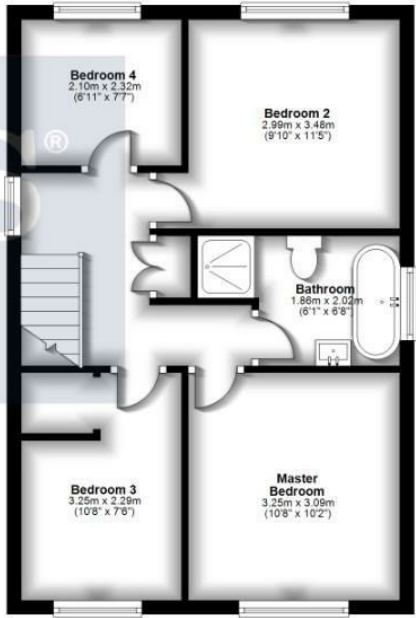
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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Ground Floor
Approx. 71.9 sq. metres (773.9 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 117.2 sq. metres (1261.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Sitting Room

15'6" x 11'8"

Kitchen

10'10" x 17'10"

Conservatory

14'7" x 9'7"

Master Bedroom

10'7" x 10'1"

Bedroom 2

9'9" x 11'5"

Bedroom 3

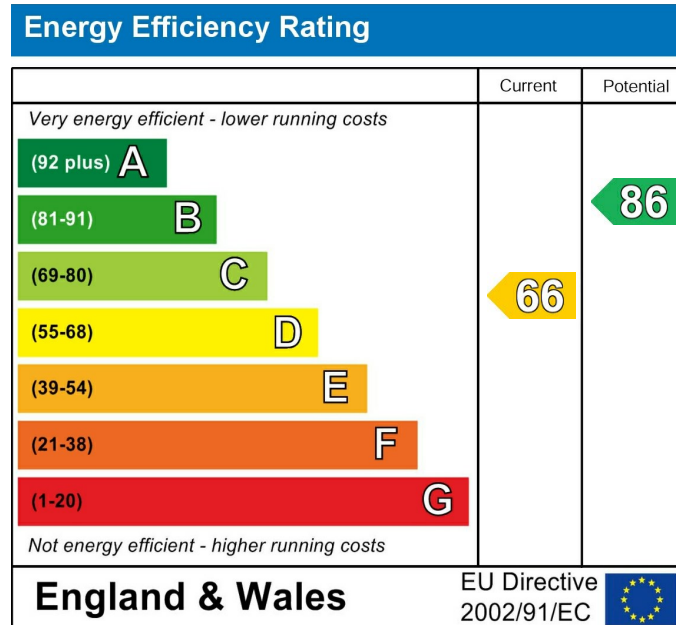
10'7" x 7'6"

Bedroom 4

6'10" x 7'7"

Garage

16'9" x 8'5"

Off Street Parking

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. 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.



