



Beaconsfield Road, Knowle

£650,000

- **3D VIRTUAL TOUR**
- **Three Bedrooms**
- **Bespoke Contemporary Kitchen**
- **Desirable & Sought After Location**
- **Pretty Rear Garden**

- **Period Terrace Family Home**
- **Sitting Room & Separate Dining Room**
- **White Bathroom Suite**
- **NO ONWARD CHAIN - A Must See!**
- **Energy Rating - D**

BEACONSFIELD ROAD - An impressive Victorian Terrace home located on the desirable Beaconsfield Road. The property offers light & airy accommodation with a southerly aspect allowing plenty of light throughout the house. Comprising an entrance vestibule with original floor and wall tiles, stained coloured glass top light, decorative corncicing and an internal wooden door. The hallway then allows access to the rest of the ground floor. The bay fronted sitting room has a double glazed sash window and a period style gas fire place. The family room has been opened up to allow flowing access to the kitchen and has original floorboards and a log burner, there is also a door which takes you to the rear courtyard. The bespoke kitchen has integrated appliances, the worktops are concrete and there is also a large pantry under the stairs. The bifold doors in the dining space open across the back bringing the garden inside, fabulous for summer dining & entertaining. Upstairs, all the bedrooms have period style fireplaces, the two double rooms have exposed floorboards and there is a white bathroom. The rear garden is split between patio & lawn, with flower bed borders, a shed and pathway leading to the rear pedestrian access.

This property is offered with no onward chain and has a great mix of period features alongside modern contemporary living. Arnos Vale Cemetery with its popular Café, Redcatch Park & Community Garden, Perretts Park are all within a short walk whilst Callington Road Nature Reserve is also nearby, providing brilliant open spaces for all the family. The area is easily commutable from Bristol City Centre, approximately 30 minutes walk, a short cycle or bus journey down Wells Road. The area also has lots of amenities on the doorstep with Wells Road recently becoming home to more and more popular bars, cafes and restaurants. This is a beautiful family home, one not to be missed.

Sitting Room 15'8" into bay bay x 13'5" max (4.78 into bay bay x 4.09m max)

Kitchen/Breakfast Room 23'3" x 9'10" (7.11m x 3.02m)

Dining Room 17'3" x 11'6" max (5.28 x 3.51 max)

Bedroom One 16'2" into bay x 17'5" max (4.93 into bay x 5.31 max)

Bedroom Two 13'8" x 11'6" max (4.19 x 3.53 max)

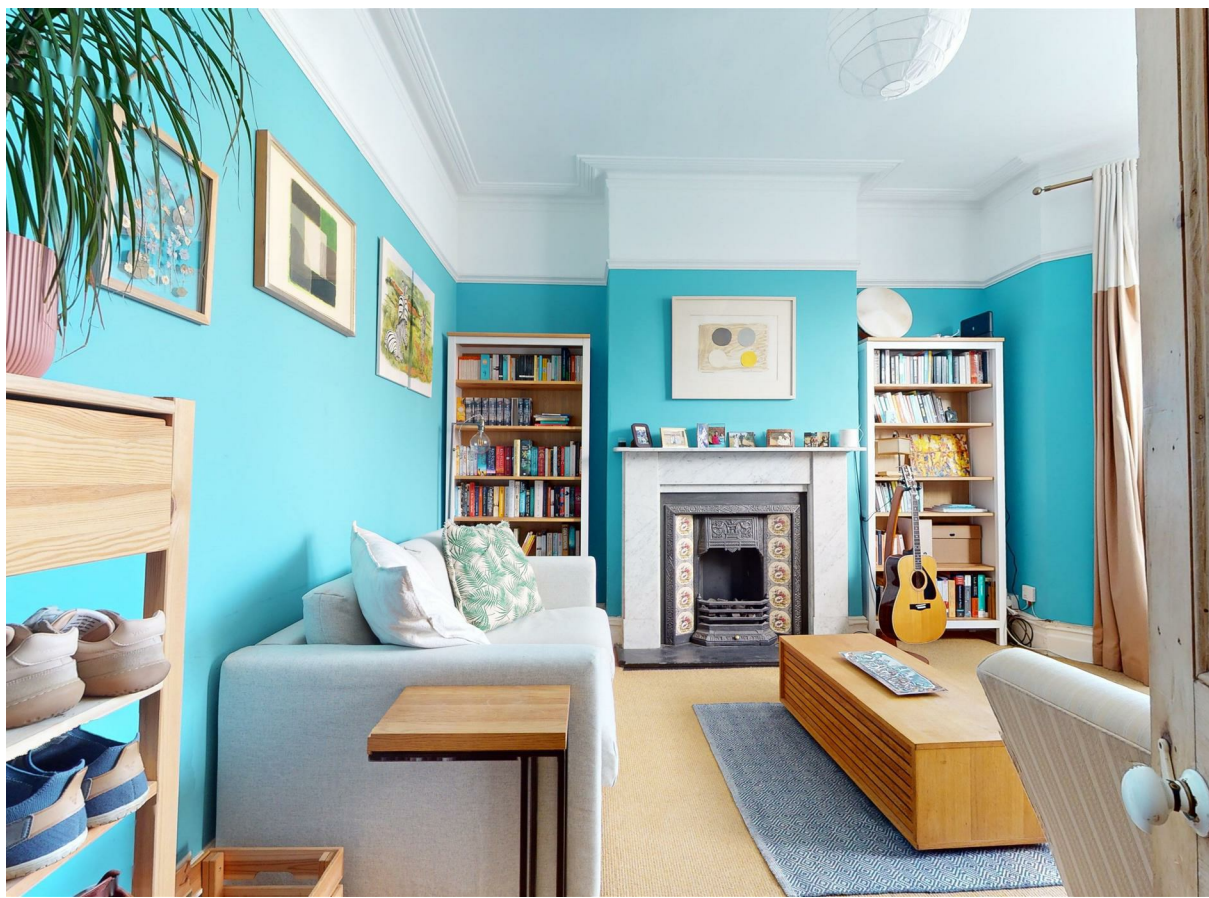
Bedroom Three 10'11" x 10'0" max (3.35 x 3.07 max)

Bathroom 8'0" max x 7'1" max (2.44 max x 2.16 max)

Tenure - Freehold

Council Tax Band - C

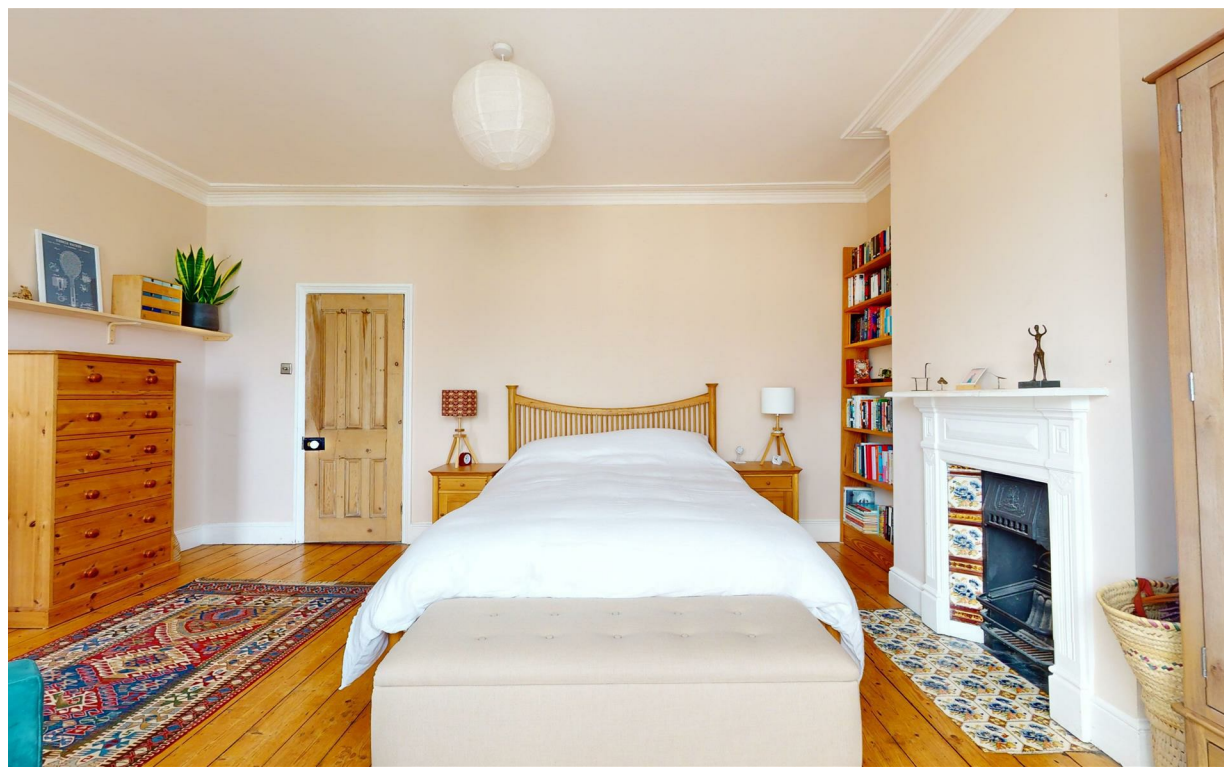




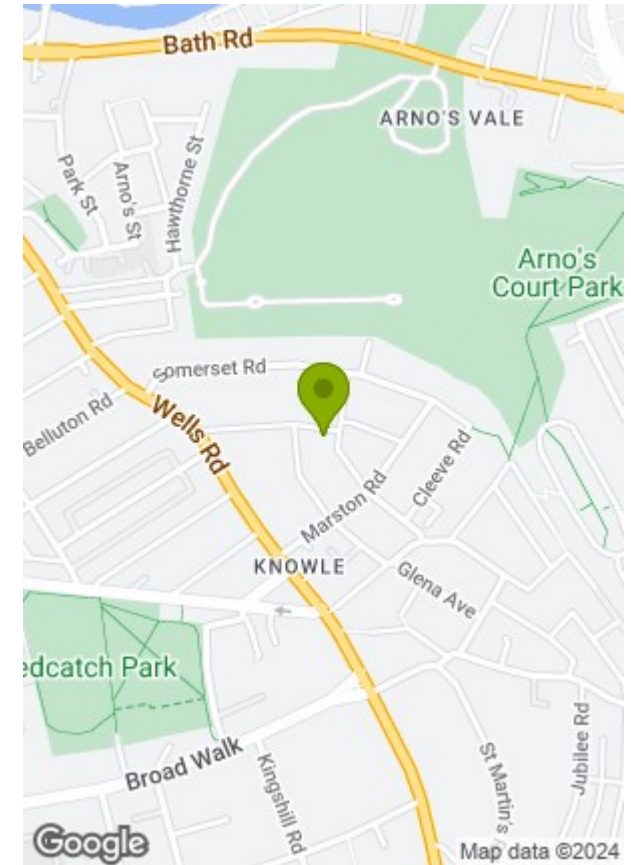












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79

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

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