



# FRENCHAY HOSPITAL HOUSE BECKSPool ROAD

BRISTOL, BS16 1YB

£2,250

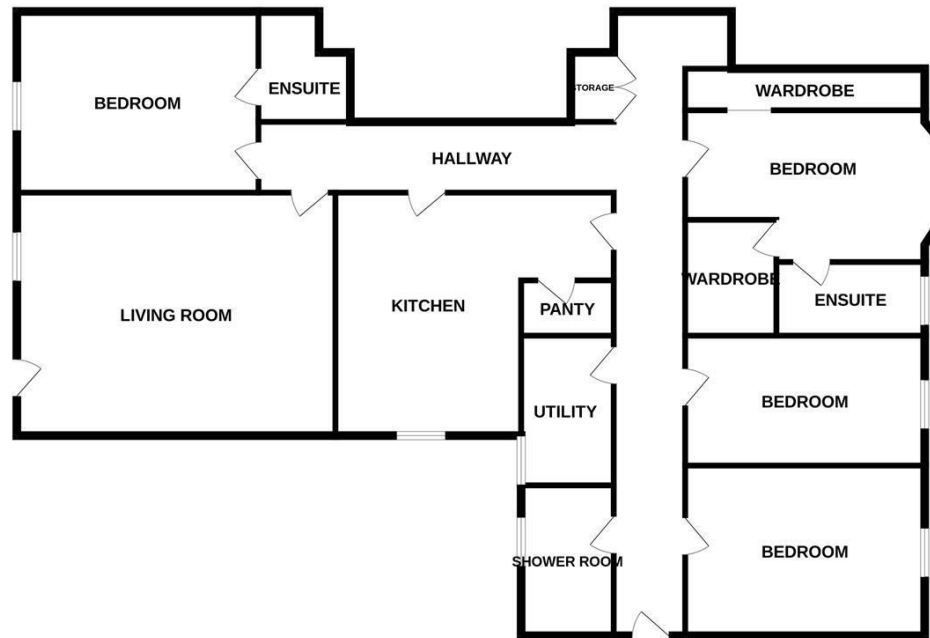
\*\*\*Heating, Electric and Water are included with this property. Just council tax on top. \*\*\*

Nestled in the charming area of Frenchay, Bristol, this delightful property on Beckspool Road offers a perfect blend of comfort and modern living. With three / four spacious bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The property boasts a well-appointed reception rooms, providing a welcoming area for relaxation and entertaining.

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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements