



£700,000

12 Beauchamp Road, Bishopston, Bristol, BS7 8LQ

2 The Promenade, Bristol, BS7 8AL

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12 Beauchamp Road Bishopston, Bristol, BS7 8LQ

Located on a popular residential road within the heart of Bishopston is this immaculately presented three bedroom period family home. The property has a real sense of quality and has been tastefully finished throughout. Key features include a host of retained period features, a light and bright open-plan kitchen/diner, two open plan receptions rooms, three bedrooms, a family bathroom and a fantastic landscaped west facing rear garden. The property is also offered with no onward chain.

Accommodation comprises; a main vestibule entrance leading into the hallway with stripped wood floors, while a downstairs w/c and storage is incorporated underneath the staircase. The two reception rooms have been opened, creating dual aspect windows, flooding the space with natural light. To the front, the living room which features a double glazed bay window, a cast iron gas burning stove, picture rail, ceiling cornice and rose. Adjacent, the second reception is currently used as a family room and benefits from a stripped wood floors, an original dresser and french doors leading to the side garden.

At the rear of the house is a contemporary open-plan kitchen/diner with bi-folding doors providing a seamless connection to the rear garden. The kitchen has been fitted with a range of wall and base units with contrasting quartz work surfaces. A range of integrated and space for appliances, recessed spotlight and engineered oak flooring with underfloor heating completes the overall look. Further benefits to the kitchen includes a quooker tap in kitchen, integrated Neff oven plus combi microwave and steam oven, smeg hob with built in extractor fan. The dining/seating area has plenty of space for a table with velux window providing plenty of natural light. While a sliding door leads to a useful utility room with space for a washing machine, tumble dryer and

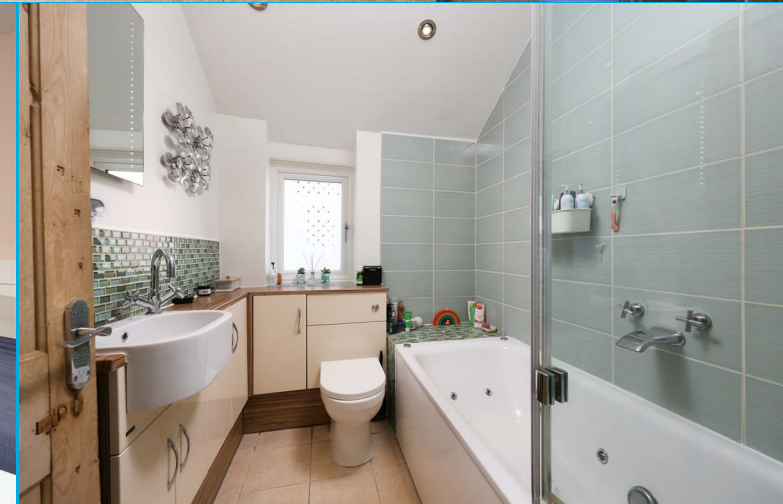


housing the combination boiler.

A staircase leads up to the first floor to three bedrooms and a family bathroom. The principal bedroom is located at the front of the house and spans the full width of the property, benefiting from twin double glazed windows providing a pleasant outlook onto neighbouring homes on Beauchamp Road and has a feature fireplace. Another well-proportioned double bedroom sits in the middle of the house and overlooks the rear garden, whilst bedroom three is at the back of the house. Finally, completing the floor is a smartly finished bathroom with modern white suite, stainless steel fittings, splash-backs, a heated towel rail and tiled floor.

Externally, the property possesses the classic Victorian rubble stone facade with bath stone accents, with a low maintenance front garden and access to bin storage. To the rear, the garden is a real rarity for the area and is presented in two sections consisting of a paved patio/seating area with laid lawn beyond. A raised timber bed features and array of plants and shrubs lining the perimeter with access to a garden shed.

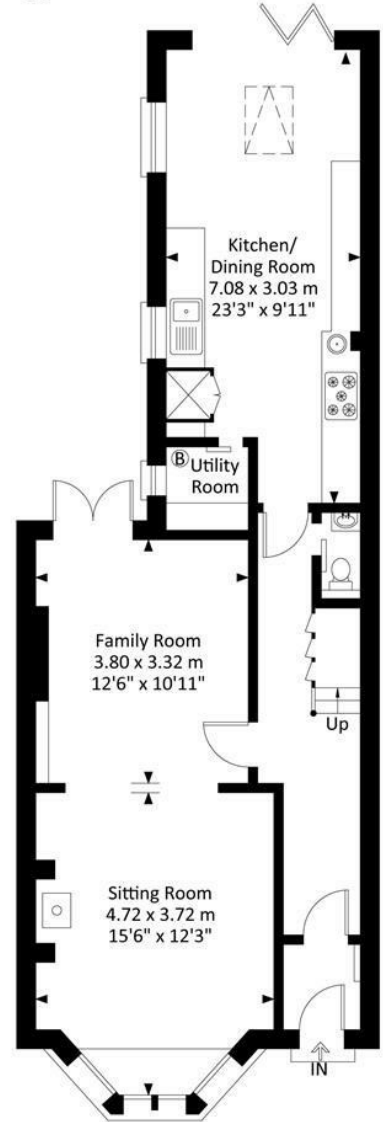
12 Beauchamp Road is a lovely example of a Victorian home, it possesses many practical features for modern family living while there is extra opportunity to convert the loft space. The property is within easy, convenient access to all of the local amenities along the Gloucester Road. The property further benefits from being within catchment to Bishop Road and St Bonaventure's Primary schools as well as the Redland Green APR.



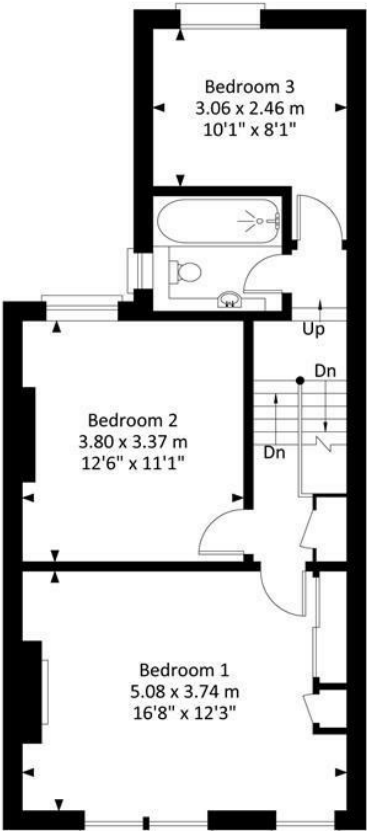


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Approximate Gross Internal Area = 116.65 sq m / 1255.61 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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		



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