



MAGGS  
& ALLEN

70 BECKINGTON ROAD

BRISTOL, BS3 5ED

Asking Price £550,000



A significantly extended and well-presented four-bedroom semi-detached property, with off-street parking and garage. Situated in a popular location with beautiful green spaces nearby and major transport links in close proximity.

## Property Details

Entering into a vestibule with double doors, you will then come to the wide, welcoming hallway which has had its floorboards exposed and refurbished and also featured under-stair storage. The living space, sat adjacent, has been opened up to create a beautiful open-plan living space. The front of this room is bay-windowed whilst the rear opens out on to a level, low-maintenance garden which is South-facing. Exposed floorboards and a log burner add a sense of character into what is a large, light and bright room.

The kitchen leads in turn to a sun room/conservatory, and from here is access to the garage and again to the garden.

The first floor features three bedroom including two double (one of which has built-in wardrobes), and the family bathroom which is fitted with a three-piece suite including shower-over-bath.

Ascending to the second floor, you will find a superb, large master bedroom with far-reaching views to front and rear towards Dundry, Long Ashton, the city, Victoria Park and Perretts Park Allotments, and adjacent is a modern, three-piece shower room with modern fixtures and fittings.

Externally you will find off-street parking to the front, a mature well-maintained front garden, secure garage, and to the rear is the south-facing garden which is not overlooked, and is divided between lawn and patio.

A property that would make an ideal family home. Call Maggs & Allen to arrange your viewing.

## Location

Situated in a lovely community with a real family feel, this is an area of Bristol ever increasing in popularity and it is no surprise why.

Close to Temple Meads station with easy access to the now-upgraded line to London, also nearby is an intra-city mainline train station which provides easy access to Temple Meads, Cardiff and the coast.

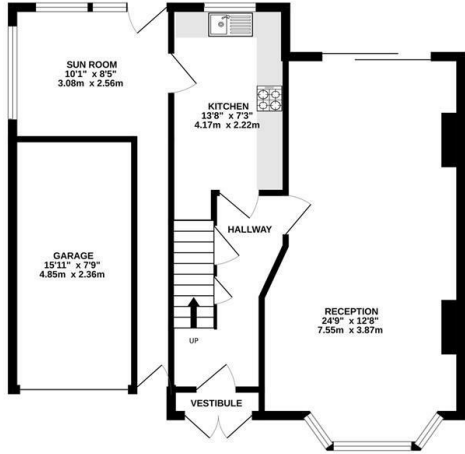
There are a number of beautiful parks nearby including Redcatch Park which is lovely and has great community gardens, with a café and wide range of social activities and events; well-known Victoria Park which is a beautiful open-green space popular with families; as well as Windmill Hill City Farm. Totterdown, within walking distance, is a real vibrant hub with excellent pubs, a superb bakery, cafes and shops.

The Northern Slopes are a wild and beautiful area of South Bristol made up of four areas of green space between Knowle, Bedminster and Knowle West. They are a nature reserve where people and wildlife can thrive, and are close by to the property.

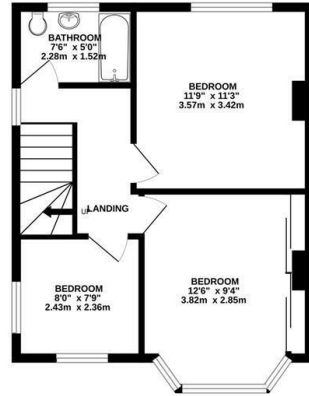
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



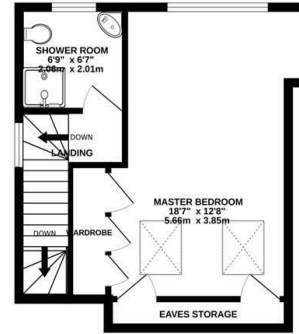
GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (99.6 sq.m.) approx.



2ND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Four-bedroom semi-detached property
- Off-street parking and secure garage
- Sunny, private rear garden
- Wonderful open-plan lounge/diner with direct access to garden
- Conservatory/sun room
- Master bedroom with far-reaching views of Bristol

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** C

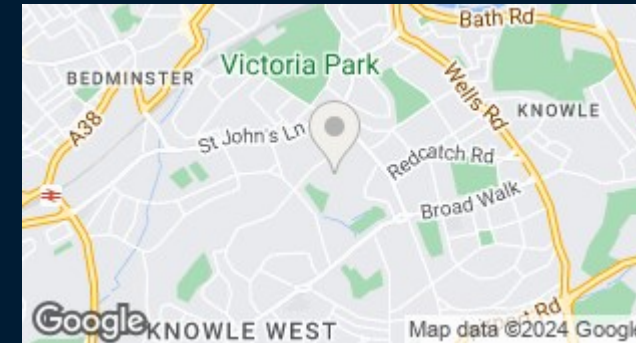
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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