



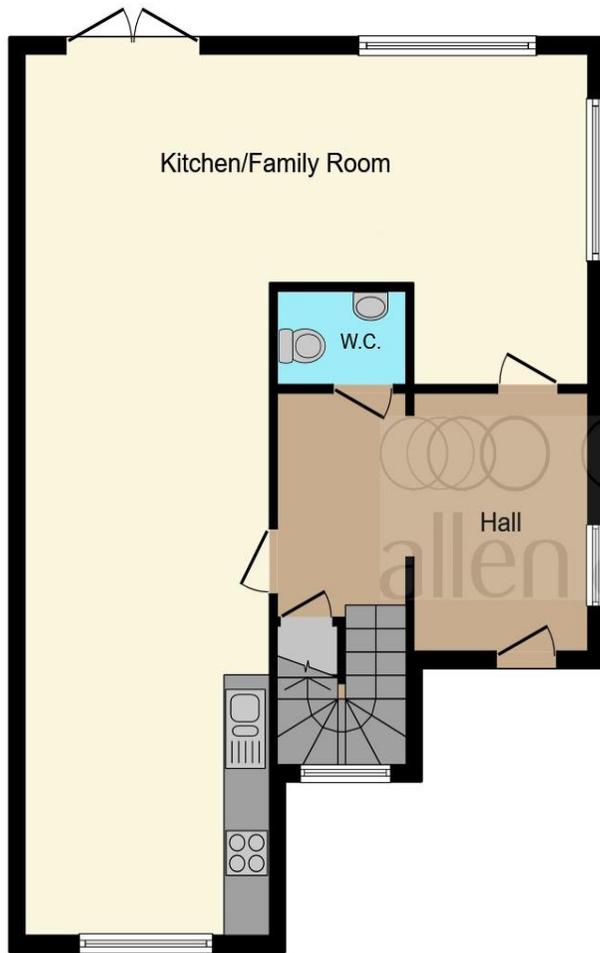
**Beech Road, Saltford Bristol BS31 3BE**

**welcome to**

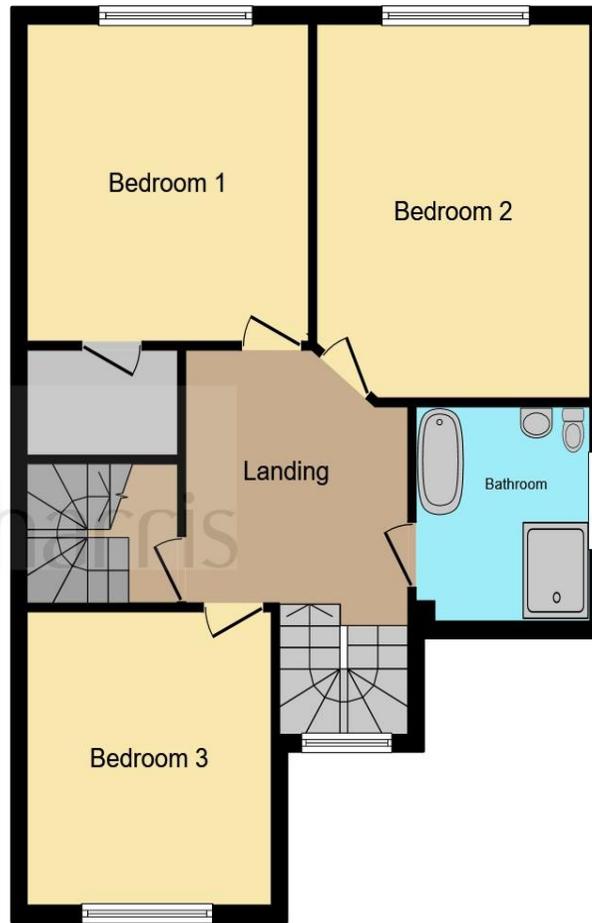
**Beech Road, Saltford Bristol**

Situated in the picturesque village of Saltford, this well-presented three-bedroom family home offers open-plan living, a downstairs cloakroom, driveway parking, and a generous rear garden—making it an ideal choice for family living.





**Ground Floor**



**First Floor**

**Location**

**Entrance Hall**

**Hallway**

**Open Plan Living / Kitchen**

24' 5" x 16' 6" ( 7.44m x 5.03m )

**Cloakroom**

**Landing**

**Bedroom One**

12' 3" x 12' 7" ( 3.73m x 3.84m )

**Bedroom Two**

11' 9" x 10' 11" ( 3.58m x 3.33m )

**Bedroom Three**

15' 3" x 10' 11" ( 4.65m x 3.33m )

**Bathroom**

9' 2" x 8' ( 2.79m x 2.44m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Beech Road, Saltford Bristol

- Open-planning living area
- Three double bedrooms
- Fantastic Village location
- Driveway Parking
- Easy access to Saltford Primary School

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BAT110123 - 0006

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