



**Beesmoor Road,  
BRISTOL, BS36 2RN**

**PRICE: Asking Price  
£380,000**

## Property Features

- Three Bedroom Home
- Two Reception Rooms
- Downstairs WC
- Utility Room
- Semi Detached Property
- Corner Plot
- Garage & Parking
- Re-fitted Bathroom
- Gas Central Heating

## Full Description

### Entrance Hall

Obscure double glazed double doors to entrance porch, obscure glazed door to entrance hall, stairs to first floor accommodation, double radiator, walk in cupboard with consumer unit, doors to all ground floor accommodation.

### Lounge

16'11 x 11'2 (5.16m x 3.40m)

Double glazed windows to front and side aspect, inset wood burning stove, coving, double radiator.

### Kitchen

11'1 x 7'6 (3.38m x 2.29m)

Double glazed window to front aspect, range of fitted wall and base units with laminate work surfaces, 1 1/2 bowl sink unit with mixer tap, space for electric cooker, space for fridge, plumbing for dishwasher, tiled splash backs, radiator, walk in larder, door to -

### Cloakroom

Window to side aspect, WC, wash hand basin with vanity unit under.

### Utility Room

14'2 x 7'5 (4.32m x 2.26m)

Window to side aspect, door to garden, wall and base units with laminate work surfaces over, plumbing for washing machine, door to WC, double doors to -

### Dining Room

11'1 x 9'6 (3.38m x 2.90m)

Radiator, door to entrance hall.

### Landing

Access to loft space with ladder (potential for conversion subject to planning) double glazed window to front aspect, cupboard housing central heating boiler., doors to all first floor accommodation.



**Bedroom 1**  
 11'2 x 10'2 (3.40m x 3.10m)  
 Double glazed window to side aspect, radiator.

**Bedroom 2**  
 11'1 x 10'11 (3.38m x 3.33m)  
 Double glazed window to side aspect, radiator.

**Bedroom 3**  
 11'2 x 6'9 (3.40m x 2.06m)  
 Double glazed window to front and side aspect, double radiator.


**Bathroom**  
 11'1 x 6'1 (3.38m x 1.85m)  
 Obscure double glazed windows to front and side aspect, white suite comprising p shaped bath with rain shower and hand held shower attachment, wash hand basin with vanity unit under with mood lighting and mirror, WC, electric under floor heating with wood effect tiled flooring, spot lighting.


**Front & Side Garden**  
 Laid mainly to lawn, pathway to front door, gate to rear garden.

**Rear Garden**  
 Enclosed by fence and wall, gate to front garden, gate to driveway, tap, concrete storage shed,

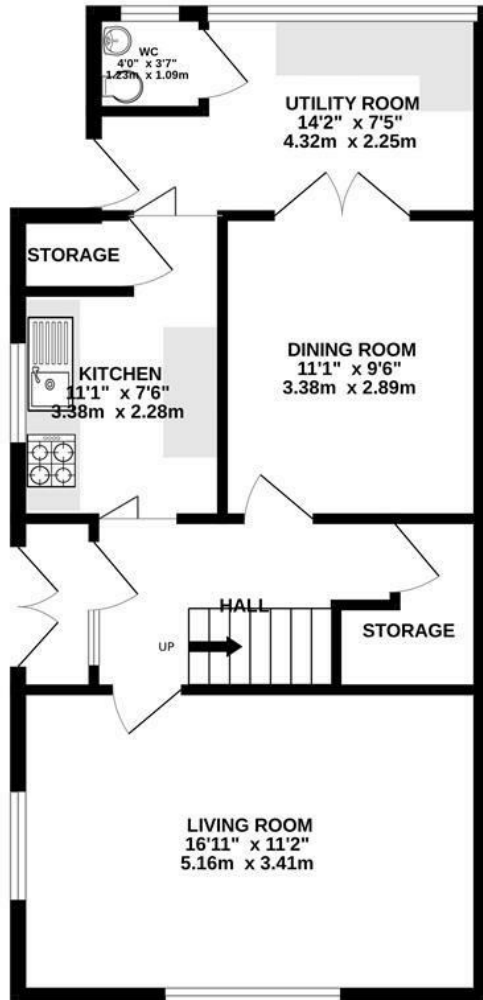
**Garage**  
 3/4 double garage with up and over door and personnel door. Light, driveway providing off street parking for 2 cars.



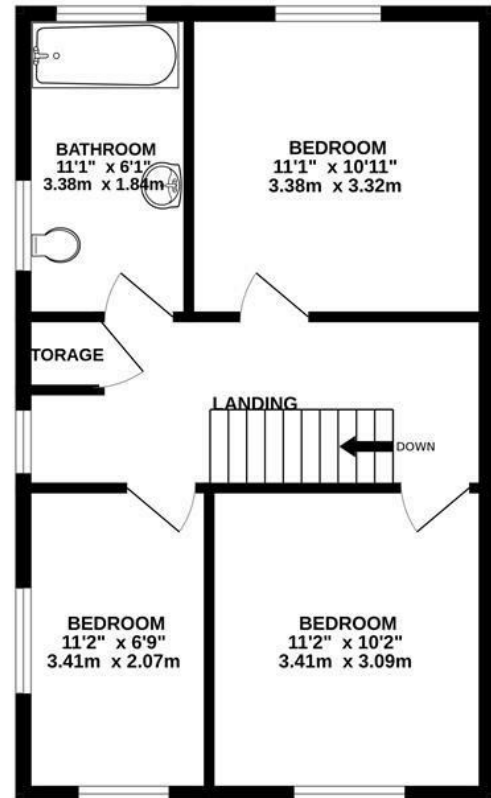
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**GROUND FLOOR**  
588 sq.ft. (54.6 sq.m.) approx.



**1ST FLOOR**  
483 sq.ft. (44.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements