

# HUNTERS®

HERE TO GET *you* THERE



## Beachgrove Road

Fishponds, BS16 4AS

Price £387,500



We are delighted to offer this impressive 1930s 4 bedroom home, ideally suited to a growing family or a Buy to Let investor. Providing spacious and extended accommodation, this property has the potential to create off street parking, subject to the necessary permissions. The property is in a quiet residential road, yet within walking distance of Fishponds High Street with its amenities and transport links to Bristol City Centre. The flexible accommodation could provide 5 bedrooms or 4 bedrooms and 2 separate reception rooms. On the ground floor there are 2 generous reception rooms alongside a spacious Hall and Cloakroom. The property also offers a Kitchen which also incorporates a dining area. On the first floor there are 4 Bedrooms and a Bathroom. The property benefits from both front and rear gardens. A new roof was erected last year. Offered chain free.



**GROUND FLOOR**  
Twin entrance doors into

**ENTRANCE LOBBY**  
Inner frosted glazed entrance door with matching fixed windows alongside and over into..

**HALL**  
Cupboard containing electric meters, staircase to first floor with useful cupboard beneath, open fronted recess with fitted shelves and coat hooks, radiator.

**CLOAKROOM**  
White low level WC and wash basin, splash back tiling.

**LOUNGE** 13'2" x 12'10" (4.01 x 3.91)  
Maximum overall into a UPVC double glazed bay window, twin UPVC double glazed windows to front, dimension maximum overall into bay, former fireplace opening, exposed natural wood stripped floor.

**DINING ROOM** 12'1" x 11'0" (3.68 x 3.35)  
Radiator, UPVC double glazed sliding patio doors onto the rear garden, pleasant outlook onto same.

**KITCHEN/DINING ROOM** 16'3" x 7'8" (4.95 x 2.34)  
Fitted with a range of whites gloss finished wall, floor and drawer storage cupboards with brass effect handles and timber grain effect work surfaces, space for oven, washing machine, fridge and separate freezer, tiled floor, UPVC double glazed dual aspect windows with outlook onto the rear garden, single drainer stainless steel sink unit, wall mounted Worcester gas fired boiler for domestic hot water and central heating, UPVC double glazed door onto rear garden, radiator.

## FIRST FLOOR LANDING

**BEDROOM ONE** 13'2" x 11'1" (4.01 x 3.38)  
Maximum overall dimension into a UPVC double glazed bay window, exposed natural wood stripped floor, radiator, twin UPVC double glazed windows to front, radiator.

**BEDROOM TWO** 12'0" x 11'1" (3.67 x 3.37)  
UPVC double glazed window to rear, radiator.

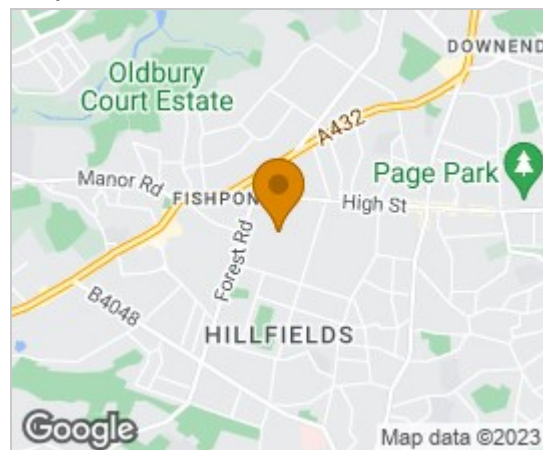
**BEDROOM THREE** 11'5" x 7'8" (3.48 x 2.34)  
Maximum overall to include door opening and a single door wardrobe alongside, UPVC double glazed window to rear, radiator.

**BEDROOM FOUR** 8'6" x (2.59 x)  
excluding a built in double wardrobe, radiator, UPVC double glazed window to front, exposed natural wood stripped floor.

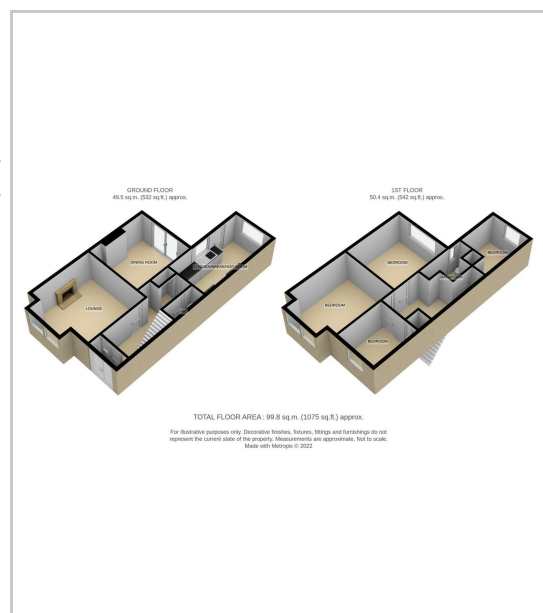
**BATHROOM** 9'2" x 4'9" (2.80 x 1.46)  
Maximum overall dimension, A white suite of tiled panelled bath with a fitted electric shower over, pedestal wash hand basin and low level WC, tiled walls, radiator, window to side.

**GARDEN**  
The property benefits from an enclosed front garden with decorative gravelled surface and pathway leading to the front of the property. The larger rear garden provides a section of paved surface leading onto a level well tended lawn and further paved patio beyond alongside a timber garden shed. This property previously benefited from rear pedestrian access onto a rear pedestrian lane gated and locked at both ends. It maybe possible to reinstate this access in the future subject to the necessary legal and local authority approvals.

## Area Map



## Floor Plans



## Energy Efficiency Graph

