



**Beesmoor Road,
Bristol, BS36 2RP**

**PRICE: Offers Over
£350,000**

Property Features

- Three Bedrooms
- Three Reception Rooms
- L-Shaped Kitchen/Diner
- No Onward Chain
- Village Location
- Utility & Shower Room
- Recently Refurbished
- Off Street Parking

Full Description

Hallway

UPVC double glazed obscure window and door to hallway.

Living Room

10'9" x 9'10" (3.28 x 3.01)

Double glazed window to front and radiator. TV and Internet points.

L-Shaped Kitchen/Diner/Family Room

23'5" max x 17'8" max (7.14 max x 5.4 max)

A range of wall and base units with work surface over, integrated double oven, integrated fridge freezer, integrated hob with extractor over, 1 1/2 bowl sink with mixer tap, granite worktops and granite up stands, space for dishwasher and double glazed window and French doors to rear garden. Two radiators and door to;

Utility Room

7'5" x 6'1" (2.28 x 1.86)

Double glazed window to rear, radiator and a range of wall and base units with work surface over. Stainless steel sink with drainer and mixer tap. Space for washing machine and space for tumble dryer.

Study

9'10" x 6'3" (3.01 x 1.93)

Double glazed window to front and radiator.

Play Room

7'5" x 6'7" (2.28 x 2.03)

Double glazed obscure window to rear, double glazed obscure door to rear garden. Access to loft. This room could have many uses. There is a waste pipe underground and hot and cold feeds located in the ceiling.

Landing

Access to loft and storage cupboard, doors to



Principle Bedroom
13'10" 11'7" (4.22 3.54)
Double glazed window to front, radiator and over stairs storage cupboard.

Bedroom 2
16'3" x 8'10" (4.96 x 2.70)
Double glazed window to rear and radiator.

Bedroom 3
11'7" x 7'8" (3.54 x 2.36)
Double glazed window to front and radiator.

Shower Room
Double glazed obscure window to rear, suite comprising of a quadrant shower with mains fed shower, vanity hand wash basin with mixer tap and low level WC. Spotlights and heated towel rail.

Garden
With patio area, mainly laid to lawn with pathway leading to rear shed, enclosed by walling and fencing.

Frontage
Tarmac driveway with parking for 2 cars.

Description
Situating in the village of Coalpit Heath, Bristol, this recently refurbished three-bedroom home on Beesmoor Road boasts an impressive 1,119 square feet of well-designed space.

There is an open-plan living area that is both spacious and inviting, perfect for entertaining guests or enjoying quiet evenings at home. The layout flows seamlessly, enhancing the sense of space and light throughout the property. A separate utility room adds practicality.

The home features three generously sized bedrooms, providing ample accommodation for family or guests. The shower room is modern and well-appointed.

Outside, the property benefits from off-street parking for two vehicles, The property is offered with no onward chain.

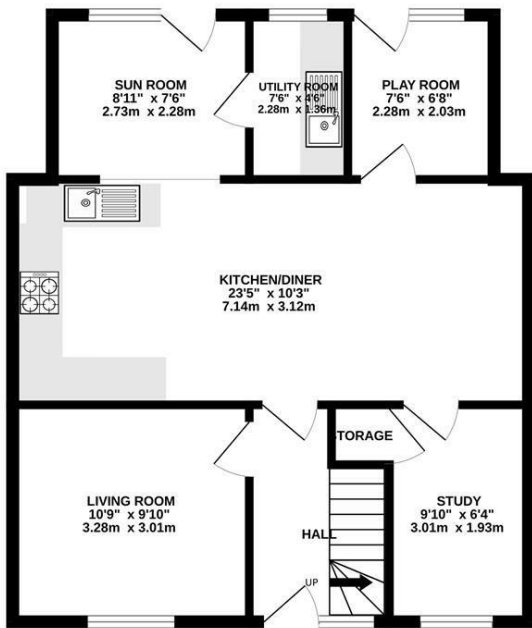
With its convenient location, this property is not only a lovely place to live but also offers easy access to local amenities and transport links. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a sought-after area. Do not miss the chance to make this charming residence your own.



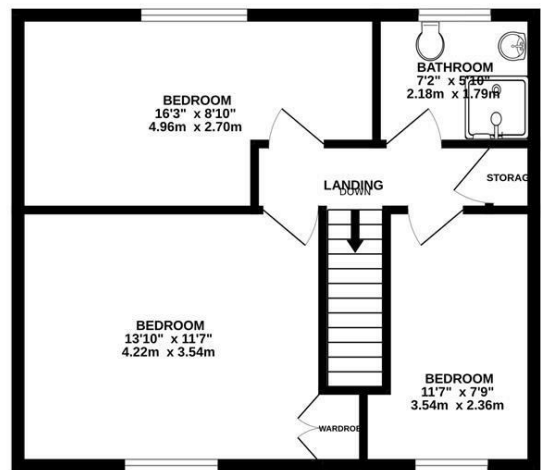
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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