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CARDIFF

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Beechwood Avenue

HANHAM

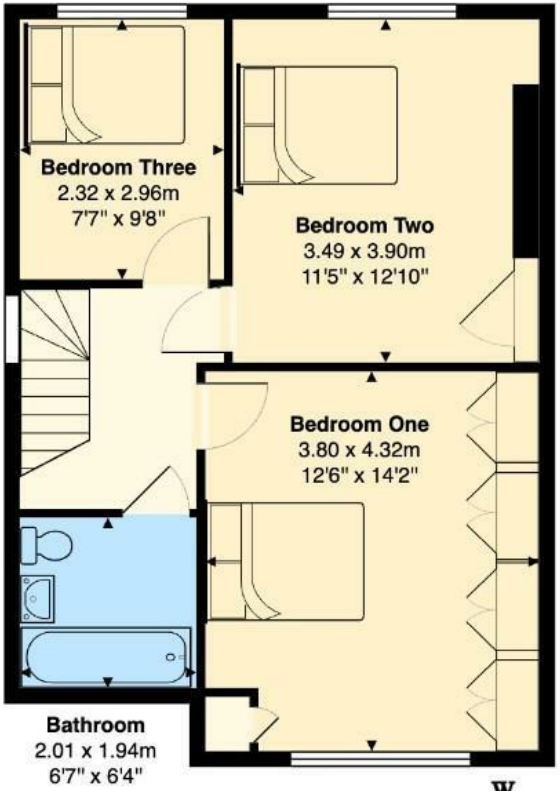
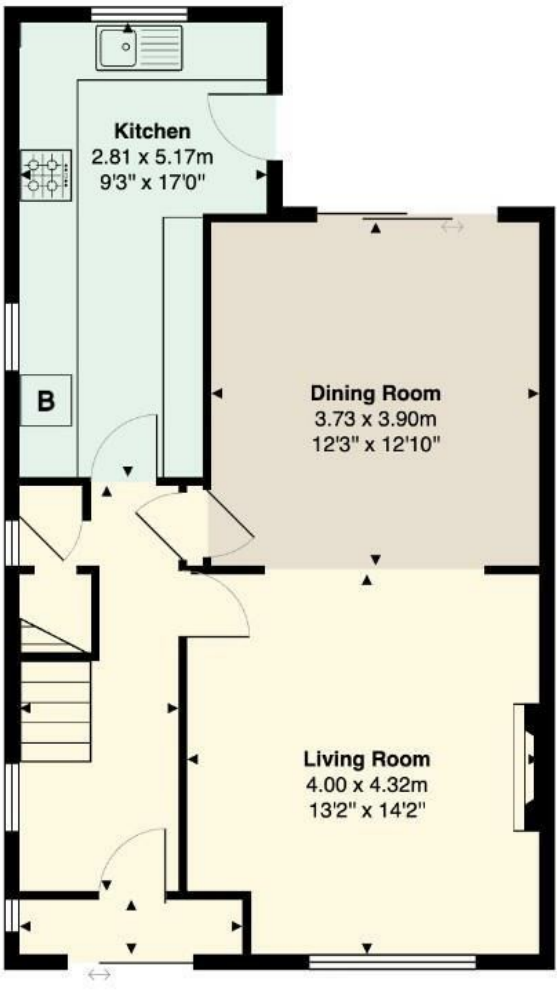


Impressive and immaculate 3 bedroom Semi-detached family home in the sought after area of Hanham. The property offers great potential to extend and add your own stamp to this impressive home.

Comments by Ms Olivia Melville-Brown



Property Specialist
Ms Olivia Melville-Brown
Branch manager
o.melvillebrown@thepropertyoutlet.com



Beechwood Avenue, Hanham, BS15 3QN

Total Area: 104.0 m² ... 1119 ft²

All measurements are approximate and for display purposes only

We have loved living and raising our family here, but now it's time for the next home owners to enjoy this property as much as we have.

Comments by the Homeowner





Beechwood Avenue

Hanham, Bristol, BS15 3QN

Asking Price

£395,000



3 Bedroom(s)



1 Bathroom(s)



1119.04 sq ft



Contact our
Property Outlet Branch
0117 935 4565

Nestled in a tranquil cul-de-sac on Beechwood Avenue in Hanham, Bristol, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful yet accessible location.

Upon entering, you are greeted by a spacious open-plan living and dining room, which provides an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the area, creating a warm and welcoming atmosphere. The layout is perfect for modern living, ensuring that family gatherings and social events can be enjoyed to the fullest.

The property boasts off-road parking, complemented by a garage, providing ample space for vehicles and additional storage. The rear garden is a lovely feature, offering an inviting outdoor retreat where one can unwind or enjoy al fresco dining during the warmer months.

Conveniently situated, this home is within close proximity to local schools and shops, making daily errands and family needs easily manageable. The combination of a peaceful setting and accessibility to essential amenities makes this property a fantastic opportunity for those looking to settle in a friendly community.

In summary, this charming three-bedroom detached house on Beechwood Avenue is a wonderful choice for anyone seeking a comfortable family home in a desirable location. With its spacious living areas, off-road parking, and lovely garden, it is sure to appeal to a wide range of buyers.



Porch 8'3" x 2'0" (2.53 x 0.62)	Driveway Parking for multiple vehicles
Entrance Hallway 5'10" x 15'1" (1.80 x 4.61)	Garage 16'3" x 8'3" (4.96m x 2.52m) Access via up and over door.
Kitchen 9'2" x 16'11" (2.81 x 5.17)	Tenure We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Living Room 13'1" x 14'2" (4.00 x 4.32)	Council Tax Band - C
Dining Room 12'2" x 12'9" (3.73 x 3.90)	
Landing	
Bedroom One 12'5" x 14'2" (3.80 x 4.32)	
Bedroom Two 11'5" x 12'9" (3.49 x 3.90)	
Bedroom Three 7'7" x 9'8" (2.32 x 2.96)	
Bathroom 6'7" x 5'10" (2.01 x 1.80)	
Garden West facing family garden with raised patio area and side access to driveway and Garage	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

