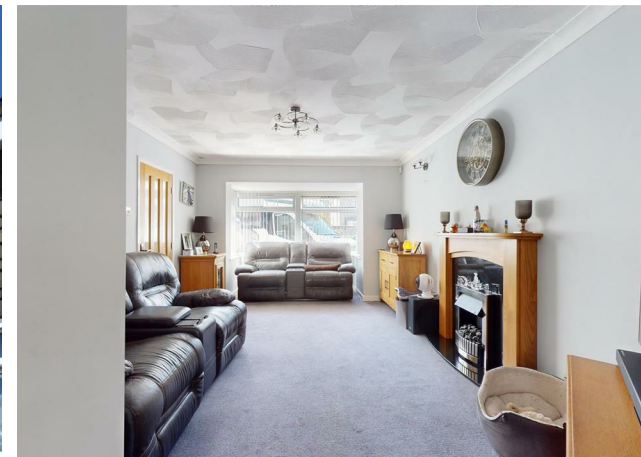




- **3D INTERACTIVE TOUR**
- **Three / Four Bedrooms**
- **Kitchen / Dining Room**
- **Office / Bedroom Four**
- **Pretty Rear Garden & Ample Off Street Parking**

- **Link Detached Family Home**
- **Sitting Room**
- **Down Stairs W.C & Utility Room**
- **Modern Family Bathroom**
- **Energy Rating - D**

Beeches Grove is tucked away just off Talbot Road on the south-western side of Brislington, close to Bath Road which provides easy access into the city. Located just a short walk to the shops and amenities of Sandy Park Road, Wells Road and with Paintworks and Avonmeads Retail Park also just a short journey. The highly regarded pub, The Knowle, is a few minutes walk away, popular with local families, it's a great place for an evening drink or a Sunday lunch. Arnos Court Park, Nightingale Valley and Eastwood Farm Nature Reserve are all close by and provide a great escape from the hustle & bustle of city life.

A well-presented three / four bedroom link detached property situated in this desirable location, well loved and much improved by the current owners, this property would make the ideal home for the growing family. The property has a fantastic living space benefiting from a light & airy sitting room, a downstairs w.c., a stylish open plan kitchen/dining area, the kitchen boasting granite work surfaces and a conservatory which overlooks the attractive & well-tended rear garden. What was once the garage has been converted to provide a further living space. It is currently being used as an office but could also be used as a guest room or even a bedroom for dependant parent/s. There is a useful walk in utility area housing a tumble dryer and fridge / freezer and plenty of space for various household items. On the first floor there is a large master bedroom, which was originally two separate bedrooms, a further double & single bedroom and a family bathroom complete with a separate shower cubicle. There is plenty of off street parking at the front of the property and the pretty rear garden is enclosed with a good size patio area, lawn and well established shrubs, a fabulous space for those summer barbecues with friends & family.

Sitting Room 16'4" x 11'7" (5.00 x 3.54)

Kitchen/Diner 18'0" x 10'11" (5.49 x 3.34)

Conservatory

Office 10'8" x 8'2" (3.27 x 2.49)

Ground Floor Cloakroom 5'6" x 2'5" (1.68 x 0.74)

Utility

Bedroom One 15'10" onto wardrobes x 10'0" (4.85 onto wardrobes x 3.07)

Bedroom Two 10'9" x 8'0" onto wardrobes (3.28 x 2.45 onto wardrobes)

Bedroom Three 10'8" x 7'5" (3.26 x 2.27)

Both at max

Bathroom 6'6" x 6'0" (1.99 x 1.84)

Tenure - Freehold

Council Tax Band - D



















Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.