



£335,000

3 Beaumont Street, Easton, Bristol, BS5 0TD

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A characterful two bedroom home on Beaumont Street, a popular road close to the city centre. The property briefly comprises, a front reception, open plan kitchen/diner, a family room, two bedrooms, a family bathroom and a south-west facing garden.

The accommodation on the ground floor has a living room with glazed window to the front in the bay, wood floors and a fireplace. To the rear, an open plan kitchen/diner that spans the width of the house. The kitchen is fitted with a range of wall and base units with wood worktops over, providing a mix of integrated and space for freestanding appliances. A staircase leads down to the family room, which can be occupied as another room of further storage.

Stairs lead to the first floor, to the front is the principal bedroom, spanning the width of the house and a double glazed window providing a pleasant view over the park. To the rear, the second bedroom while the three piece bathroom sits adjacent. The bathroom is fitted with a bath and shower over, with a wash hand basin and W/C.



Externally at the front is a small garden with a rendered Victorian facade. To the rear is an enclosed south-west facing garden with decking, a paved path, with laid lawn enclosed by mature flower beds. There is extra storage provided by the garden shed.

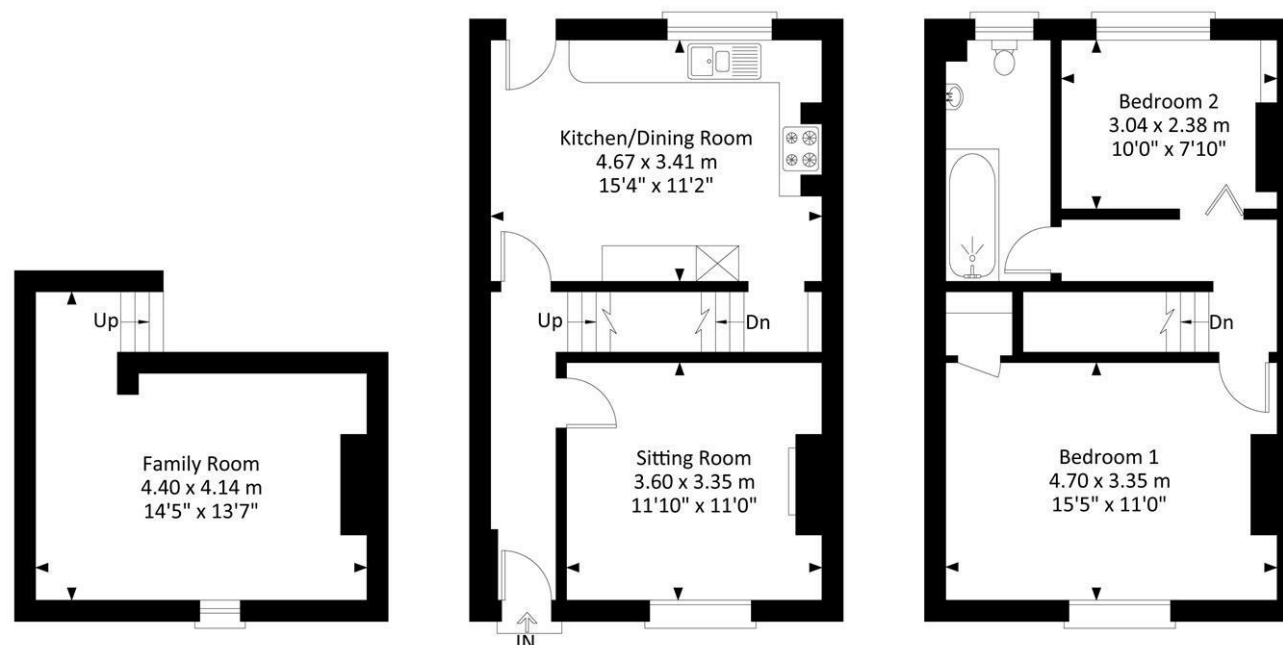
3 Beaumont Road has been a fantastic home for the current sellers and is marketed for the first time in 40 years. . The property is situated close to independent shops and cafes, close to the city centre and is within a few minutes, you can be on the M32/M4.





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Approximate Gross Internal Area = 90.80 sq m / 977.36 sq ft



Lower Ground Floor

Ground Floor

First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (39-60) C (15-58) D (1-34) E (1-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	