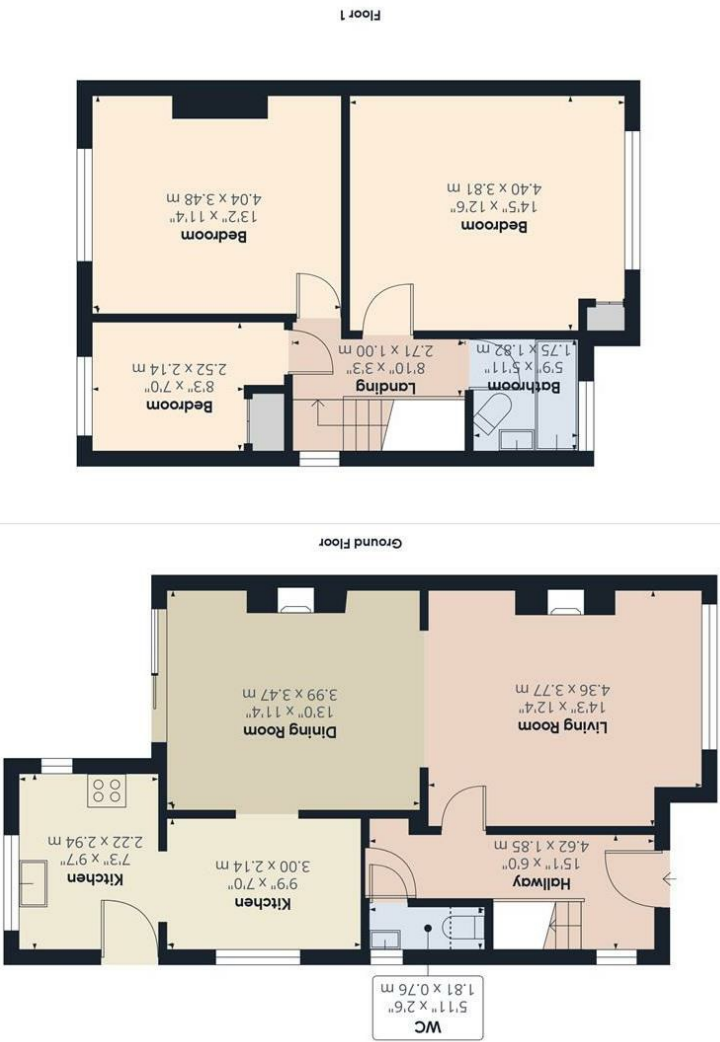




- Lounge/Diner
- Extended Kitchen
- Downstairs cloakroom
- Three bedrooms
- Garden to rear
- Parking

21 Beechwood Avenue, Hanham, Bristol, BS15 3QN
Offers In Excess Of £350,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Approximate total area
1013.32 ft²
94.14 m²
Reduced bedroom
3.88 ft²
0.36 m²
(1) Excluding balconies and terraces
Reduced bedroom
Below 5 ft/1.5 m
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C. GIRAFFE360

- Hallway
15'1" x 6'0" (4.62m x 1.85m)
- Cloakroom
5'11" x 6'0" (1.81m x 1.85m)
- Living Room
14'3" x 12'4" (4.36m x 3.77m)
- Dining Room
13'1" x 11'4" (3.99m x 3.47m)
- Kitchen
9'10" x 7'0" + 9'7" x 7'3" (3.00m x 2.14m + 2.94m x 2.22m)
- Landing
8'10" x 3'3" (2.71m x 1.00m)
- Bedroom
14'5" x 12'5" (4.40m x 3.81m)
- Bedroom
13'3" x 11'5" (4.04m x 3.48m)
- Bedroom
8'3" x 7'0" (2.52m x 2.14m)
- Bathroom
5'11" x 5'8" (1.82m x 1.75m)

PROPERTY TYPE House

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING E

COUNCIL TAX BAND C



Semi detached family home in convenient cul de sac location.

Entrance hallway, through lounge/diner, extended kitchen and downstairs cloakroom.

With three bedrooms at the first floor, plus a family bathroom.

With off street parking, and a decent sized rear garden.



what the owners will miss

"The things I'll miss about living in Beechwood Ave are the closeness of the amenities on the high street, and the quiet location. The neighbours are also friendly and helpful if you need a hand."

the location

Set a short distance from the facilities of Hanham high street and its range of independent shops, bars and cafes. The more comprehensive facilities of the retail park at Longwell Green are a short distance away, the Avon ring road and Bristol to Bath cycle track are also readily accessible. There are playing fields at nearby Greenbank Road and wooded and river walks at Hencliffe woods. Bristol 3.5 miles Bath 8.5 miles

just a thought...

Although requiring some updating and modernisation this is a handsome house in a great location, that will provide a blank canvass for those wishing to make their own mark. Well proportioned rooms, decent garden and parking all at a competitive price point.