

Entry

Hallway

Living Room
13'1" x 11'4" (4.01m x 3.47m)

Dining Room
11'9" x 9'3" (3.60m x 2.83m)

Sunroom
7'2" x 6'2" (2.20m x 1.89m)

Kitchen
13'10" x 6'10" (4.24m x 2.10m)

Landing

Bedroom
14'9" x 10'3" (4.52m x 3.14m)

Bedroom
11'9" x 9'3" (3.59m x 2.84m)

Bathroom
7'9" x 6'0" (2.37m x 1.84m)



- Lounge/diner
- Kitchen
- Work from home space
- Two double bedrooms
- Courtyard garden
- Gas central heating

PROPERTY TYPE House - Terraced
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND B



Extremely well presented character style home, entrance hallway, through lounge/diner, work from home space and kitchen.

To the first floor are two double bedrooms, and an upstairs bathroom.

To the rear is a lovely mediterranean style decked courtyard.

Inspection recommended.



the location

A well placed home offering good access to a range of local amenities, including the shopping facilities of nearby Kingswood town centre and Staple Hill high street. Ideally placed for both Bristol and Bath and easy access via frequent local bus route to Bristol city centre. Bristol 3 miles Bath 10.4 miles

what the owners will miss

"We have loved our five years in Beaufort Road, it has been the perfect first house for us and we will be sad to leave, but are ready to upsize. We have particularly loved the suntrap garden for long sunny evenings and weekends and will also miss having a great local pub literally round the corner alongside a huge green park area and easy access to the Bristol to Bath cycle path."

just a thought...

Behind this modest but pleasant exterior lies a stylish character home with a fabulous courtyard garden. Well located and well presented and all offered an at extremely competitive price point.