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& ALLEN

34 BEAUCHAMP ROAD
BISHOPSTON, BRISTOL, BS7 8LQ
£775,000

Situated on a popular residential road in the sought-after area of Bishopston, comes this much-improved and extended four-bedroom family home.

Externally

Approached from Beauchamp Road via front garden with low-lying wall, featuring pretty mature shrubs, the property boasts a well-maintained façade with sash windows, original door and stonework in excellent condition.

To the rear is a mature garden that benefits from low-level walls and a sunny aspect through much of the day. Accessed immediately from the house is a side courtyard which in turn leads to the garden; featuring a lawn with borders, and to the far end a patio positioned ideally for sun later in the afternoon and early-evening.

The garden also benefits from rear access.

Ground Floor

An original front door leads into a vestibule, and in turn to the hallway - providing access to the principal rooms, kitchen/breakfast room and under-stairs storage cupboard.

Great care has been taken by the current owners to mesh together the attractive original features with a contemporary décor, fixtures and fittings. This is no more evident than in the open-plan bay-fronted lounge diner, where you will find an original fire surround, picture rails, built-storage and architraves complemented by a log burner, engineered bamboo flooring and French doors leading to the rear patio. To the front elevation are double glazed sash windows.

Located to the rear of the property, the kitchen/breakfast room is a substantially extended space that due to its dual-aspect nature ensures plentiful natural light throughout the day. A range of matching units are complemented by solid stone worktops, metro tiling and marmoleum flooring to create a contemporary feel yet still characterful.

First Floor

Ascending to the first floor you will be greeted by a split-level landing that provides access to three bedrooms and the bathroom.

Spanning the width of the property is an impressive bay-fronted double bedroom with original - refurbished - sash windows to the front elevation.

Sat adjacent is another double bedroom, with in-built storage and a view from the rear elevation of the garden and surrounding area.

Located towards the rear of the of the first floor is bedroom 3, a single bedroom that may be utilised as a home office; and a three-piece bathroom comprising a bath with shower over, WC and basin.



Second Floor

Occupying the second floor is another double bedroom- ostensibly the master suite - with in-built storage and en suite shower room. This is a sizeable double bedroom that benefits from plentiful natural light through two skylights, and from this room there are impressive views of Bristol and beyond. The en suite is fitted with a three-piece suite comprising a corner shower enclosure, WC and hand wash basin.

Vendor's Comments

"Our house is in a quiet street but still close enough to everything; really close to our kids primary school (Bishop Road) and also at walking distance from their secondary school (Redland Green). We love that Gloucester Road is so close with a really good baker, greengrocer and butcher. There is a fantastic choice of pubs and restaurants nearby, and you can easily walk (or take the bus) into town. This has also been the friendliest street we have ever lived in, with an annual street party."

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary.

Schools

Bishop Road Primary School - Distance: 0.1 miles

St Bonaventure's Catholic Primary School - Distance: 0.11 miles

Redland Green School - Distance: 0.56 miles

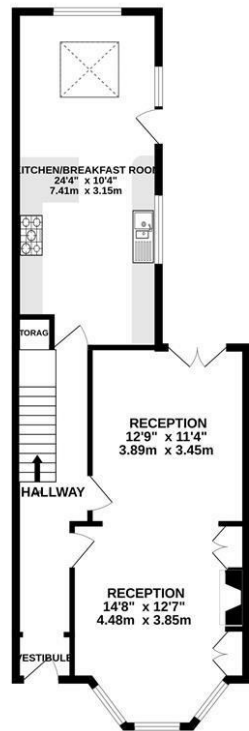
Tenure

We have been advised that the property has a long leasehold with 999 years from 1903.

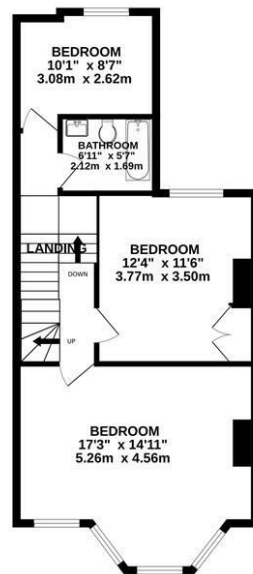
We have been advised that there is a fixed ground rent of £3.15 paid annually



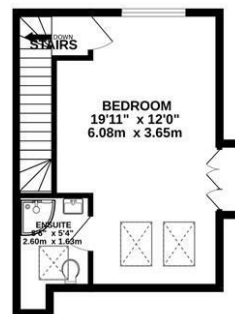
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A fine and extended Victorian property measuring approx. 1550 sq.ft.
- Four bedrooms
- Open-plan lounge/diner
- Open-plan, extended kitchen/breakfast room
- Retaining some attractive period features, complemented by modern fixtures and fittings
- Located on a popular residential road close to Bishop Road Primary
- Offering far-reaching views of Bristol from the rear elevation
- An excellent family home

Guide Price: £775,000

Tenure: Leasehold

Council Tax Band: D

EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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