



**cj HOLE**  
est. 1867

27 BEATRIX PLACE, HORFIELD,  
BRISTOL, BS7 0AE

Asking Price £375,000

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OFFERED WITH NO ONWARD CHAIN, THIS MODERN TOWNHOUSE PROVIDES GENEROUSLY PROPORTIONED AND VERSATILE ACCOMMODATION ARRANGED OVER THREE STOREYS, TOGETHER WITH AN EASILY MAINTAINED REAR GARDEN AND GARAGE. THE PROPERTY OFFERS EXCELLENT FLEXIBILITY FOR MODERN FAMILY LIVING, WITH THE CURRENT OWNERS HAVING ADAPTED THE FIRST-FLOOR LOUNGE TO PROVIDE AN ADDITIONAL DOUBLE BEDROOM IF REQUIRED.

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### THE PROPERTY

The entrance hall provides a welcoming introduction to the property, with stairs rising to the upper floors and access to a useful ground-floor cloakroom. To the rear is the particularly well-proportioned kitchen/diner/family room, creating a generous and sociable space for everyday living. There is ample room for a dining table and comfortable family seating, whilst the kitchen provides a practical arrangement of units and work surfaces.

Double doors open directly from the family room onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and providing an excellent arrangement for entertaining during warmer months. The garden has been designed with ease of maintenance in mind, with a paved patio leading onto a lawn and a pathway extending across the garden to the rear gate. Beyond the gate is access to the property's garage, providing useful secure storage and parking.

The first floor offers considerable flexibility. The room originally designed as the lounge is currently being utilised as a double bedroom, demonstrating

the adaptable nature of the accommodation. A further double bedroom is also found on this level, together with the family bathroom, providing a practical arrangement for family members or guests.

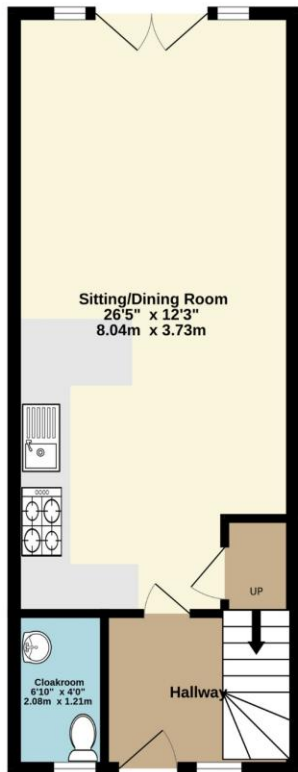
The second floor provides two further double bedrooms, both benefiting from built-in wardrobes and therefore offering excellent storage. The principal bedroom enjoys the additional advantage of an ensuite shower room, creating a comfortable and private retreat away from the main living areas.

The property is conveniently positioned for a broad range of amenities and transport links, making it well suited to both families and professionals. Abbey Wood Retail Park is close at hand for larger retail outlets and everyday shopping requirements, whilst Gloucester Road is readily accessible and offers a fantastic selection of independent retailers, cafés, bars, restaurants and other amenities.

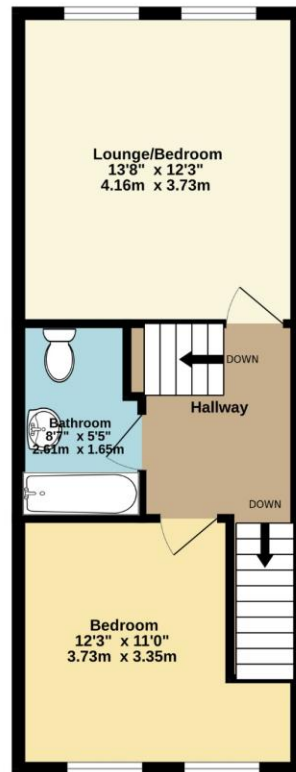




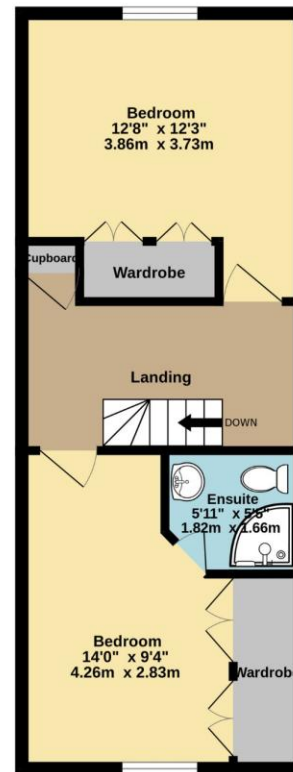
Ground Floor  
407 sq.ft. (37.8 sq.m.) approx.



1st Floor  
407 sq.ft. (37.8 sq.m.) approx.



2nd Floor  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.

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