



**Ashwicke, Bristol**  
, BS14 0AW

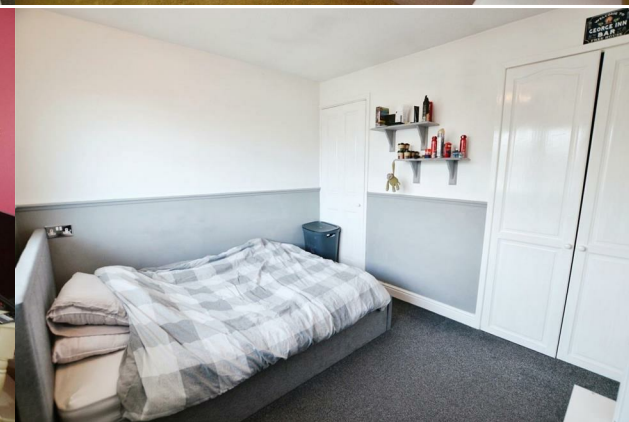
**Offers In Excess Of**



# Ashwicke, Bristol

## DESCRIPTION

This charming terraced property, listed for sale, is presented in good condition and is ideal for families and couples seeking a cosy home in a desirable location. The property features three bedrooms including a double bedroom with built-in wardrobes, a second double, and a single bedroom. The well-maintained family bathroom caters to the needs of the household. The light and airy lounge/diner to the front of the property offers a welcoming space for relaxation. Additionally, the kitchen/breakfast area with two sets of French doors over looking the enclosed rear garden. With unique features such as a garage and parking, this property is conveniently located near public transport links, schools, and local amenities which includes a petrol station, leisure centre, doctor surgery and hospital all within walking distance.



# ROOMS

## ENTRANCE PORCH

Double glazed entrance door into porch.

## LOUNGE

24'0 x 16'0

uPVC double glazed window to front elevation, two radiators, stairs rising to first floor with understairs storage cupboard, solid wooden flooring, double doors to..

## KITCHEN/DINER

15'0 x 6'0

L shaped kitchen diner, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, plumbing for automatic washing machine and dishwasher, space for fridge freezer, radiator, two sets of French doors over looking the rear garden, feature window over looking lounge.

## FIRST FLOOR LANDING

Loft access

## BATHROOM

uPVC double glazed window to the rear elevation, panelled bath with electric shower over, low level w.c, wash hand basin inset within vanity unit, radiator.

## BEDROOM ONE

uPVC double glazed window to front elevation, built in wardrobes, radiator.

## BEDROOM TWO

uPVC double glazed window to rear elevation, two built in wardrobes one housing combination boiler, radiator.

## BEDROOM THREE

10'10 x 7'0

uPVC double glazed window to front elevation, built in storage cupboard, radiator.

## OUTSIDE

### FRONT GARDEN

Path to front door, remainder mainly laid to lawn.

### REAR GARDEN

Boundary enclosed by fencing, mainly laid to lawn, patio area, courtesy door to garage.

### GARAGE

Up and over door, power.

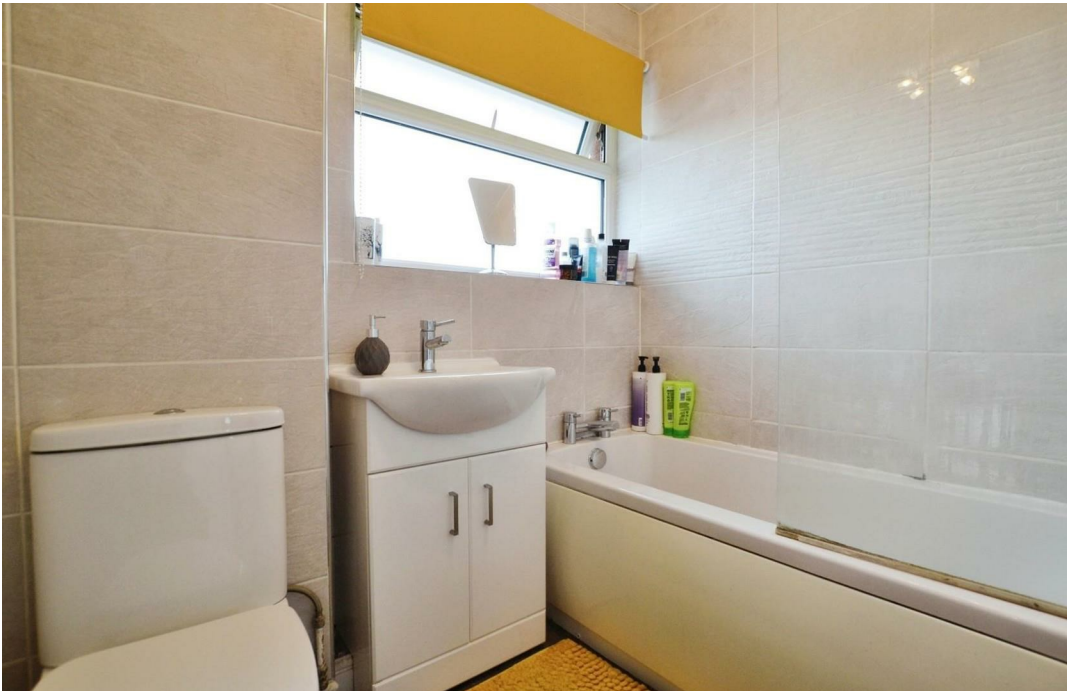
### PARKING

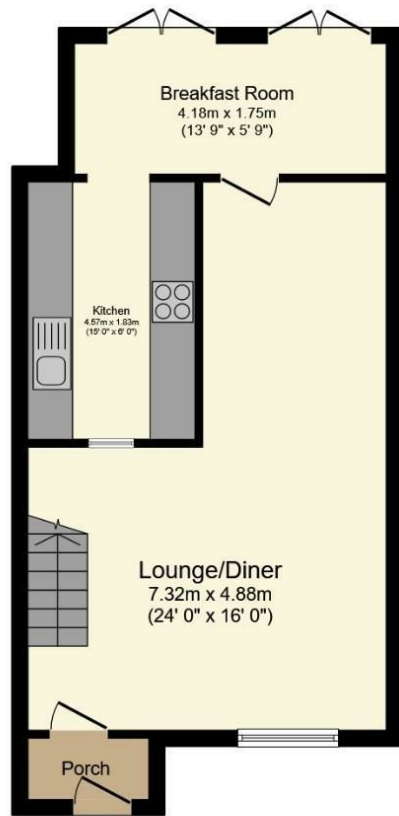
OFF street parking for one.

### Material Information - Whitchutch

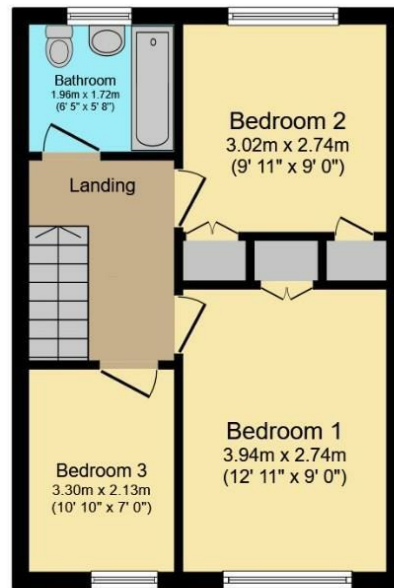
Tenure Type; Freehold

Council Tax Banding; C

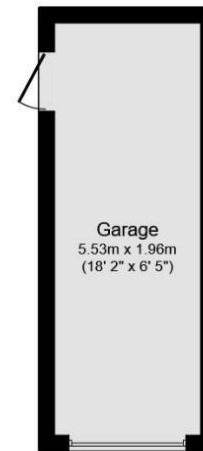




**Ground Floor**



**First Floor**

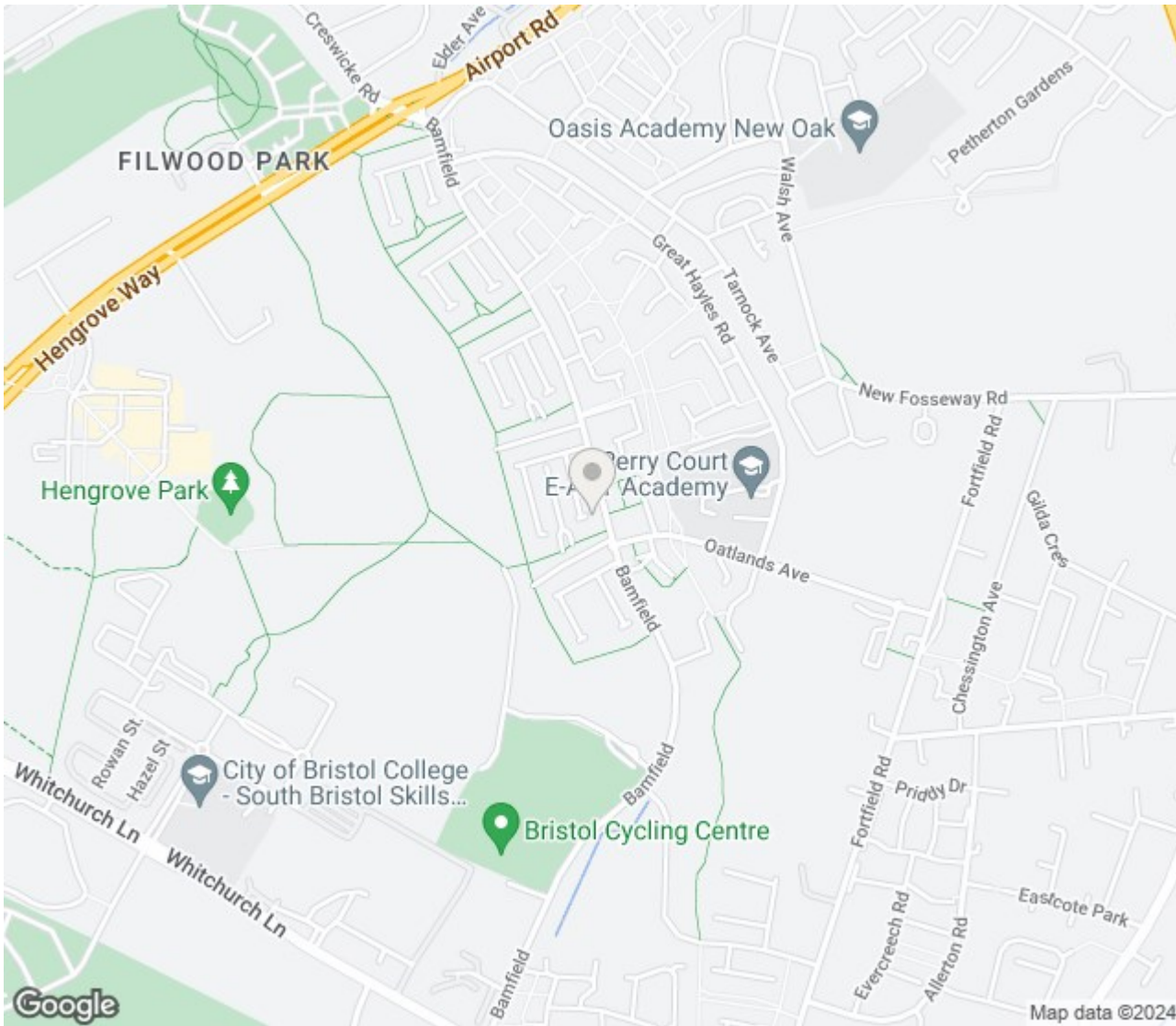


**Garage**


Total floor area 90.7 m<sup>2</sup> (976 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**









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