



40 Station Road, Ashley Down
Guide Price £495,000

RICHARD
HARDING

40 Station Road, Ashley Down, Bristol, BS7 9LB

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A charming 3 bedroom, 2 reception room character property situated in a popular cul-de-sac in Ashley Down, further benefiting from a west facing rear courtyard garden.

Key Features

- Much original character yet offering exciting scope for updating and personalisation to suit individual tastes and requirements.
- Superb location in Station Road, Ashley Down, a popular cul-de-sac with open views over the valley opposite and overlooking the newly constructed local line train station, as well as being incredibly handy for Gloucester Road with its numerous cafes, restaurants, shops and bus connections.
- Offered with no onward chain, improving certainty and speed of purchase.
- Double glazed sash style windows.
- A great opportunity for someone to put their own stamp on this well-located Victorian period home.

GROUND FLOOR

APPROACH: via garden steps leading up beside a small front garden to the main front door of the house.

ENTRANCE HALLWAY: inset floor mat, low level meter cupboard, high ceilings with ceiling rose, original staircase rising to first floor landing with understairs storage cupboards. Exposed stripped floorboards, radiator. Doors off to the sitting room and open plan kitchen/dining/living room.

SITTING ROOM: (front) (15'7" max into bay x 11'5" max into chimney recess) (4.76m x 3.48m) a good sized reception room with high ceilings, ceiling coving, central ceiling rose, an attractive cast iron period style fireplace, exposed stripped floorboards, radiator, bay to front comprising double glazed windows.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: measured and described in two sections as follows:

Living/Dining Space: (14'0" x 9'6") (4.27m x 2.90m) a good sized second reception room with exposed stripped floorboards, double glazed double doors leading out onto a sunny courtyard garden, chimney recess, radiator, wide wall opening connecting through to the kitchen.

Kitchen: (16'9" x 7'6") (5.11m x 2.29m) a range of base level kitchen units comprising cupboards and drawers with wood block worktop over, inset stainless steel sink and drainer unit, integrated electric oven with 4 ring gas hob over, plumbing for washing machine. Doorway accessing a rear lobby, which in turn has a door off to ground floor cloakroom/wc.

REAR LOBBY: used as a larder space with built in shelving and Worcester gas central heating boiler over, door off to:-

CLOAKROOM/WC: (5'2" x 4'7") (1.57m x 1.40m) low level wc, pedestal wash basin, radiator, double glazed window to side.

FIRST FLOOR

LANDING: doors off to all rooms on this level. Access hatch to large loft space (with potential for conversion into extra habitable accommodation [which has been done by various neighbouring properties] subject to any necessary consents).

BEDROOM 1: (front) (15'6" max into bay x 11'5" max into chimney recess) (4.72m x 3.49m) a large principal double bedroom with wide bay to front offering an open outlook across the valley to Purdown, high ceilings, radiator and original exposed stripped floorboards.





BEDROOM 2: (rear) (13'7" x 8'5" max into chimney recess) (4.13m x 2.57m) a double bedroom with high ceilings, sliding double glazed sash style windows to rear with a sunny aspect and overlooks the rear garden, and original exposed stripped floorboards, radiator.

BEDROOM 3: (10'5" x 8'6" max into chimney recess) (3.17m x 2.60m) a double bedroom with high ceilings, sliding sash style double glazed window to rear, exposed stripped floorboards, radiator.

BATHROOM/WC: (front) (8'0" x 5'6") (2.44m x 1.68m) a white suite comprising panelled bath, pedestal wash basin, low level saniflo wc, inset spotlights, heated towel rail, obscure double glazed window to front.

OUTSIDE

REAR GARDEN: (24'0" x 7'10" increasing to 17'0") (7.32m x 2.39m/5.18m) low maintenance sunny courtyard rear garden mainly laid to paving with ramp leading up to a raised astroturf area. Covered shelter/bike storage area, attractive brick boundary walls and handy gated access to a pedestrian rear access lane which leads to Lilstock Avenue.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

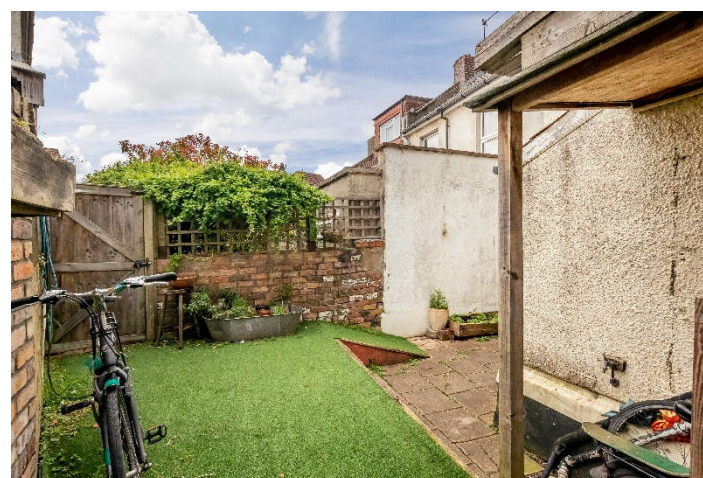
TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

HMO: the property is currently registered with Bristol City Council as an HMO and has been subject to a recent inspection following which a hard wired smoke alarm system and fire retardant doors were required.

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

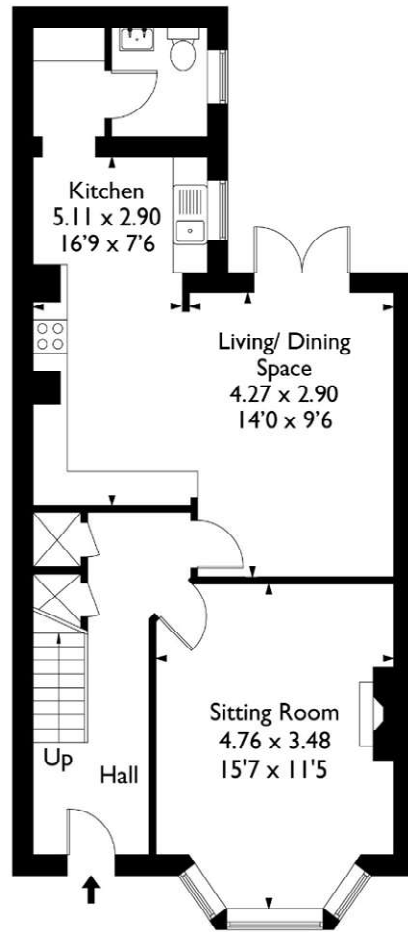


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62	0
39-54	E		
21-38	F		
1-20	G		

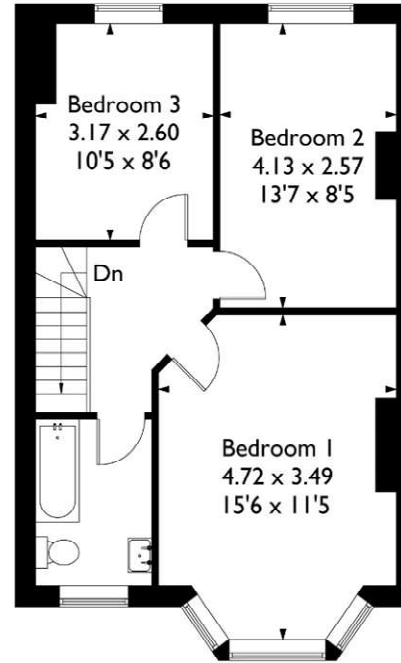
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 99.93 sq m / 1075.63 sq ft



Ground Floor



First Floor



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.