

## Birdwell Road, Long Ashton

### Asking Price £295,000

- Two Bedroom Victorian Terraced House
- NO ONWARD CHAIN
- Open Plan Kitchen / Dining Area
- Sitting Room with Gas Fireplace
- Two Double Bedrooms with Built in Storage
- Family Bathroom
- South West Facing Garden
- Close Proximity to Village Amenities
- In Need of Modernisation Throughout

#### SUMMARY

This two bedroom Victorian mid-terrace presents a fantastic renovation opportunity, with period features throughout. Upon entering, you're welcomed into a cozy living room with a feature gas fireplace. The ground floor flows into the open plan kitchen and dining area including a range of base and wall units, integrated oven and hob, two breakfast bars and ample space for a fridge, freezer and washing machine. At the rear of the ground floor, you'll find a family bathroom fitted with a bath and mains-fed shower, W/C and sink. Upstairs, the property offers two generously sized double bedrooms, both benefiting from built-in storage cupboards. To the rear, the enclosed garden enjoys a desirable south-west facing aspect, mostly laid to lawn featuring a patio area, mature shrubs and trees and space for a shed. The property is also being offered with no onward chain.

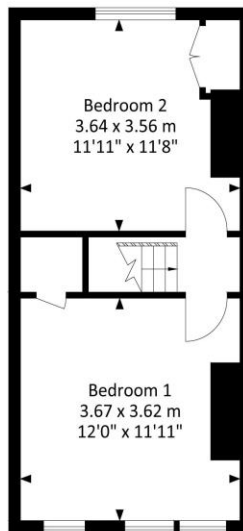


## Birdwell Road, Long Ashton BS41 9BA

Approx. Gross Internal Area  
804.50 Sq.Ft - 74.70 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



**Tenure**  
Freehold

**EPC Rating**  
C

**Council Tax Band**  
B

**Services Mains Gas, Electric and Water**

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

