

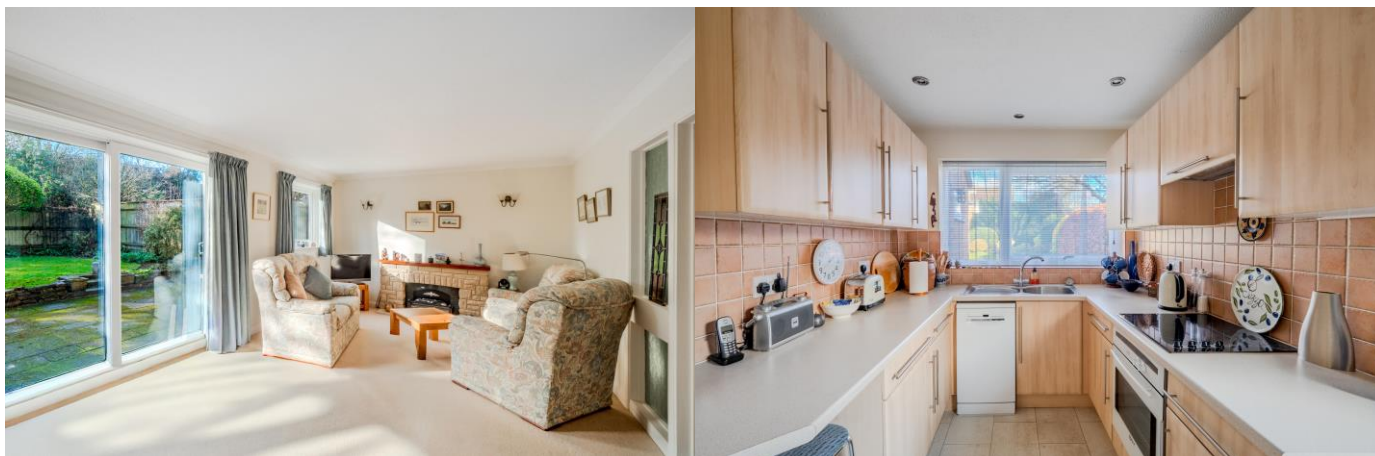
## Gardeners Walk, Long Ashton

### Asking Price £500,000

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Fitted Kitchen
- Open Plan Living Dining Area
- Three Generous Sized Bedrooms
- Family Bathroom & Downstairs W/C
- Enclosed South-West Facing Rear Garden
- Off Street Parking & Single Garage
- Conveniently Situated Near Festival Way Cycle Path

#### SUMMARY

This well presented three-bedroom detached home benefits from a south-west facing garden, off-street parking and a garage. The ground floor comprises a spacious open plan living and dining area with an electric fireplace and sliding doors opening onto the rear garden, a fitted kitchen, downstairs WC, two useful storage cupboards and access to the integral single garage. The kitchen is equipped with a range of base and wall units, a built-in oven and hob, and space for a washer/dryer and fridge/freezer, with direct access to the garden. Upstairs, there are three generously sized bedrooms and a family bathroom fitted with a bath and overhead shower, WC and sink. The main bedroom benefits from built-in storage and a sink, while the second bedroom also features built-in storage. To the rear, the enclosed south-west facing garden is mainly laid to lawn with a patio area, ideal for al fresco dining. The property further benefits from off-street parking for multiple vehicles and a garage. Additionally, the home is conveniently located near to the Festival Way cycle path and Northleaze Primary School. UPDATED EPC PENDING



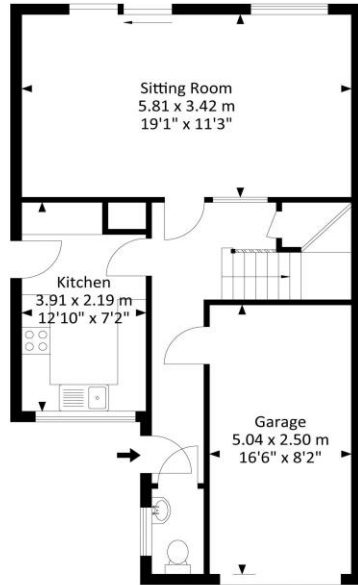


## Gardeners Walk, Long Ashton BS41 9NE

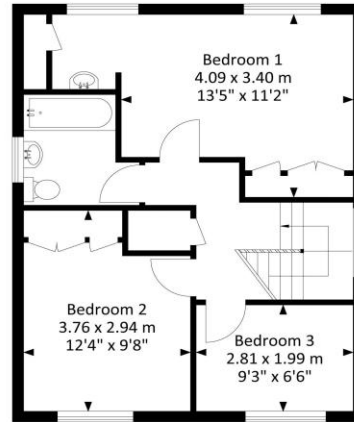
Approx. Gross Internal Area  
914.50 Sq.Ft - 85.0 Sq.M

Garage Area  
135.60 Sq.Ft - 12.60 Sq.M

Total Area  
1050.10 Sq.Ft - 97.60 Sq.M



Ground Floor



First Floor



**Tenure**  
Freehold

**EPC Rating**  
UPDATED EPC PENDING

**Council Tax Band**  
D

**Services Mains Gas, Electric and Water**

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.

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