

Holders Walk, Long Ashton

Asking Price £415,000

- Three Bedroom Terraced Family Home
- Open-Plan Kitchen/Dining Room
- Sitting Room with Log Burner
- Adjoining Sun Room & Utility Room
- Main Bedroom with Integrated Storage & Two Further Bedrooms
- Modern Shower Room & Separate W/C
- Landscaped South-West Facing Garden
- Garden Office with Power
- Off Street Parking

SUMMARY

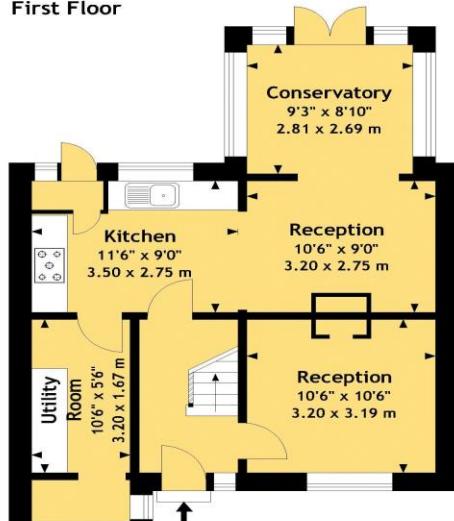
This three bedroom well presented terraced property is located in a quiet cul-de-sac within close proximity to the amenities that Long Ashton village has to offer, plus only being a short walk from Birdwell School. The property enjoys level off-street parking to the front and offers superb open-plan living space to the ground floor incorporating a modern fitted kitchen, dining room leading into an adjoining sun room offering great space for the family to enjoy or fantastic entertaining space, all with oak flooring. There is also a utility room off the kitchen with further storage cupboards and a further storage room that houses the gas boiler. There is a further reception room to the front of the property which is currently being used as a sitting room enjoying an exposed brick fireplace with log burner. There are three bedrooms, one of which benefits from built-in wardrobes and storage space, plus a separate modern tiled shower room with curved shower enclosure, mains fed shower and basin, next to a separate WC with wall hung basin. There are patio doors out from the sun room to the rear landscaped garden which enjoys afternoon and evening sun with its south -westerly facing aspect. The garden is well-maintained and consists of a patio area with a level lawn, well-tended to borders and raised beds, an open aspect, plus a garden office with power.



Approx. Gross Area 941.40 Sq.Ft - 87.50 Sq.M



First Floor



Ground 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 measurement is taken for any fixture or fitting.

Floor Plan produced by Westcountry EPC.



Tenure

Freehold

EPC Rating

UPDATED EPC PENDING

Council Tax Band

C

Services Mains Gas, Electric and Water

Clifton : 01179 744 766

Long Ashton : 01275 393 956

Southville : 01174 523 700

