

The logo for 'elephant' is displayed in white lowercase letters, with a blue stylized elephant head icon to the right. The background of the entire image is a photograph of a two-story red brick terraced house with a bay window and a front door, with a tree and cars in the foreground.

£450,000

4 Milner Road, Ashley Down, Bristol, BS7 9PQ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

4 Milner Road Ashley Down, Bristol, BS7 9PQ

Sold with no onward chain is this well-presented two-bedroom house in Ashley Down, located on Milner Road.

The ground floor comprises an open-plan space of two reception rooms that have been opened up to create a light and airy living/dining area, featuring double-glazed sash windows, a period fireplace, and built-in alcove storage and shelving, with views out to the garden beyond. This space is filled with natural light thanks to the dual-aspect windows.

Moving to the rear of the property you step down into the kitchen/dining area. The kitchen features modern white walls and base units with contrasting wooden countertops, a freestanding oven and hob with extractor fan and space for a washing machine, dishwasher, fridge, and freezer. Through the kitchen is a dining area with French doors leading out to the matured garden.

As you move upstairs you find the two double bedrooms and the family bathroom. The master bedroom is located at the front of the property and spans the full width of the house, this room feels light and bright



thanks to two double-glazed sash windows and bespoke fitted wardrobes in the alcoves.

The second bedroom is also a good-sized double room with more built-in storage in the alcoves and a double-glazed sash window looking out onto the garden below.

Completing this floor is the family bathroom which features a white suite comprising, separate bath and shower unit, w/c and wash basin.

Externally you find a south easterly facing garden roughly 12m long by 4m wide and features a range of mature trees and shrubs.





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Approximate Gross Internal Area = 81.44 sq m / 876.61 sq ft



Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		63	EU Directive 2002/91/EC

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