



£550,000

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28 York Avenue
Ashley Down, Bristol, BS7 9LH

This light and spacious mid-terrace Victorian home is located on the popular York Avenue within the heart of Ashley Down. The property comprises two reception rooms, a dining room, and a kitchen on the ground floor and three double bedrooms, two shower rooms, and a bathroom on the upper floors.

Sold with no onward chain, the property is a short distance from the shops and amenities along Gloucester Road and a few minutes walk from Ashley Down Station (opening in September). It is also within the APR of Sefton Park and Brunel Field Primary Schools and Trinity and Fairfield Secondary Schools.

The sitting room enjoys an elevated position over York Avenue and retains bay sash windows, coving and stripped wooden floorboards; next door, the second reception has glazed double doors leading onto the rear garden. At the rear, the breakfast room has a sash window to the side elevation, exposed wooden floorboards and a door to the kitchen. This area to the rear could be opened up and/or extended to create a large kitchen/diner, subject to the relevant permissions. On the



first floor are two double bedrooms, a shower room and a bathroom. The second bedroom extends the entire width of the property to the front and has a period fireplace and fitted wardrobe; the adjacent third bedroom also has a period fireplace and fitted wardrobe with a sash window with views of the rear. The principal bedroom extends over the entire second floor and has access to eaves storage, a large window with views towards Purdown and an ensuite shower room.

The garden extends 60ft at the rear and enjoys a south-easterly aspect. Immediately from the rear door, an original tiled path leads to a patio area with raised planters to its borders and a large lawn beyond.





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Approximate Gross Internal Area = 137.15 sq m / 1476.27 sq ft

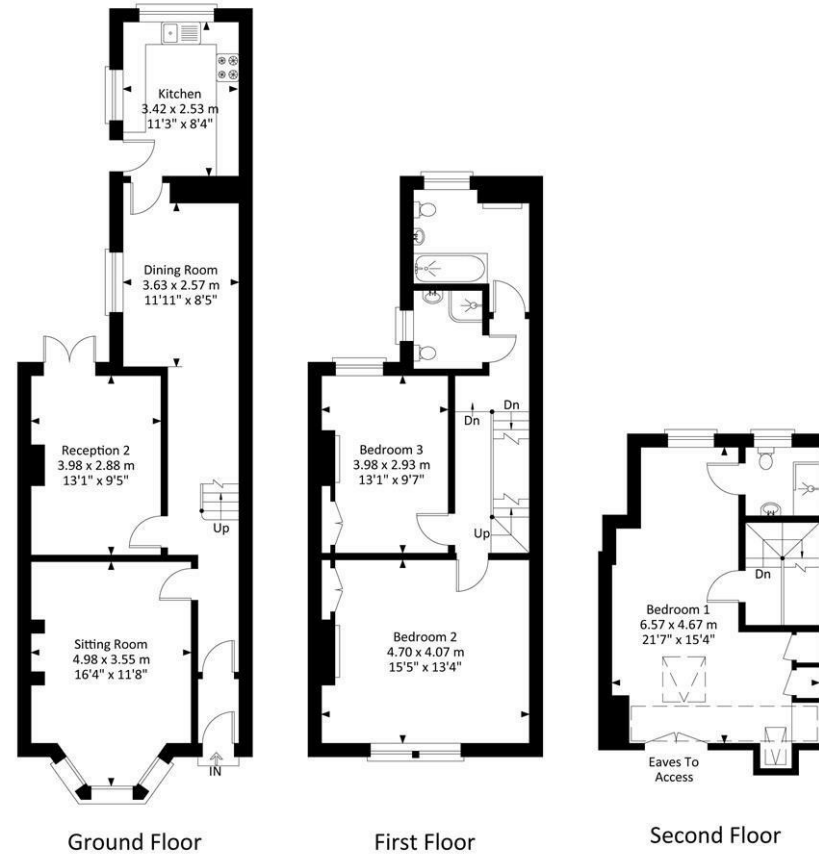

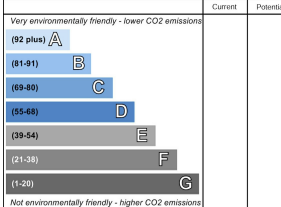


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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