

elephant 



£440,000

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3 Ashgrove Avenue Ashley Down, Bristol, BS7 9LJ

This period two-bed family home is located on Ashgrove Avenue in Ashley Down. Lovingly updated by the current owners and finished to a high standard throughout.

The accommodation on the ground floor comprises a living room with a bay window, a fireplace with a log burner and stripped wooden flooring.

Next to this, is the dining room with stripped wooden flooring, a large window with views out to the garden and built-in storage to one of the alcoves.

Completing this floor is the kitchen which is located to the rear of the property. The kitchen features a range of wall and base units in a shaker style, a Belfast sink, metro tiles splashbacks and contrasting wooden countertops. The kitchen also features an integrated oven, gas hob and dishwasher.

As you move upstairs you find the master bedroom at the front of the property, this room spans the full width of the house and features stripped wooden flooring and a period fireplace.



To the rear of the house, you have the second bedroom which features fitted carpets and built in storage cupboard to one of the alcoves and a window looking out to the rear garden.

Completing this floor is the large family bathroom, which features a roll-top bath, wash basin, w/c and shower unit and dual aspect windows which fill the room with natural light.

Externally, you find the private rear garden which comprises a decked seating area leading to a lawned area with railway sleepers making up the borders.

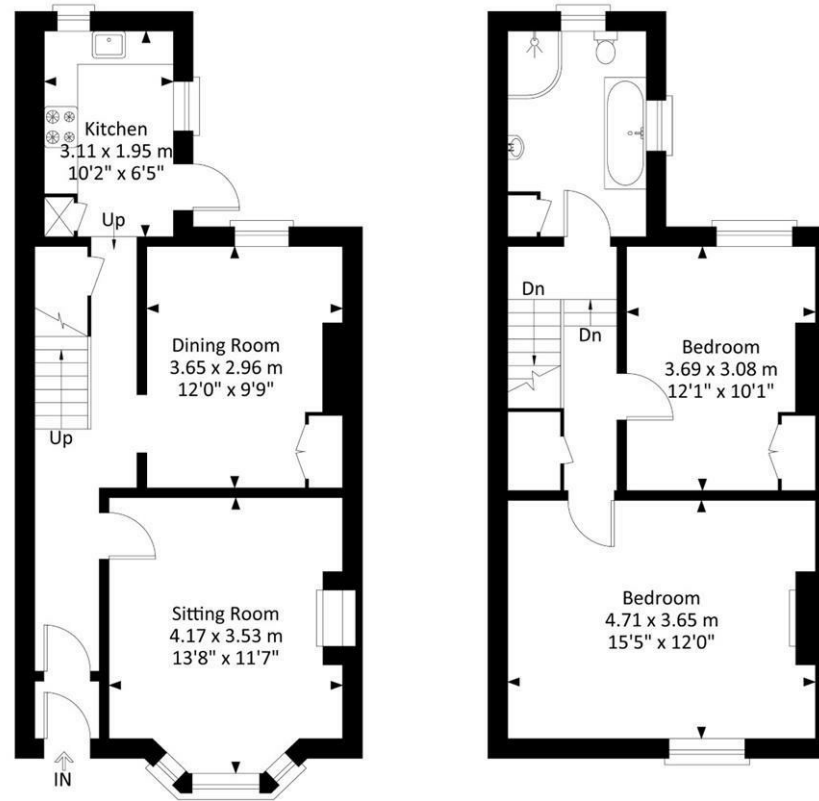
This home has been well-finished throughout and feels light and bright. Located on a quiet street and close to the excellent local schools, shops and restaurants on Gloucester road and a three-minute walk to the newly opened Ashley Down train station.





Ashgrove Avenue, Ashley Down, Bristol, BS7

Approximate Gross Internal Area = 84.0 sq m / 904.0 sq ft



Ground Floor

First Floor

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>78</p> <p>60</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>69</p> <p>35</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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