



£450,000

13 Ashley Street, St Werburghs, Bristol, BS2 9RQ

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## 13 Ashley Street St Werburghs, Bristol, BS2 9RQ

An extended end-of-terrace home located on Ashley Street in the heart of St Werburghs. Featuring three double bedrooms, two separate reception rooms, an open-plan kitchen diner, a large family bathroom, downstairs w/c and a private rear garden with side access into Ashley Street Park.

As you enter the property, to your left is the front reception room, featuring stripped wooden floorboards, a period fireplace and a timber-framed double-glazed window.

To the rear of the ground floor is the open-plan kitchen diner, featuring stripped wooden floors, double doors leading out to the garden, and a range of bespoke kitchen cabinets.

Adjacent to the kitchen and spanning the full length of the property is the second reception room, this room is filled with natural light thanks to the dual-aspect windows and features fitted carpets throughout. This room further benefits from a downstairs w/c.

Moving upstairs you have three double





bedrooms and a large family bathroom. The master bedroom is directly above the second reception in the two-storey extension. This room feels light and bright thanks to dual-aspect windows and a skylight.

Next to this is the second bedroom which spans the full width of the original property and features fitted carpets, a cast iron fireplace and a built-in storage cupboard.

To the rear of the property is the third bedroom which features fitted carpets and leafy views out to the garden below.

Completing this floor is the family bathroom, fitted with a modern white suite including, a bath and separate shower unit.

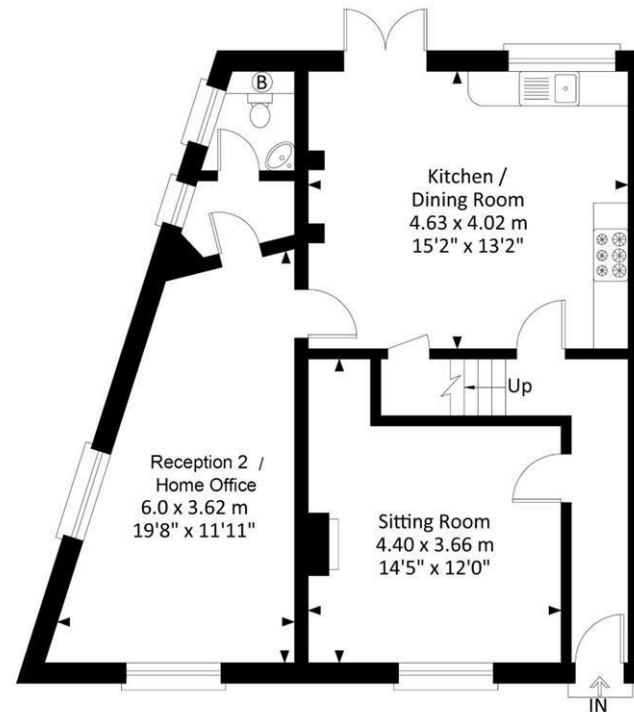
Externally the rear south-facing garden is private and not overlooked thanks to it's position on the road and further benefits from side access leading into Ashley Street park.



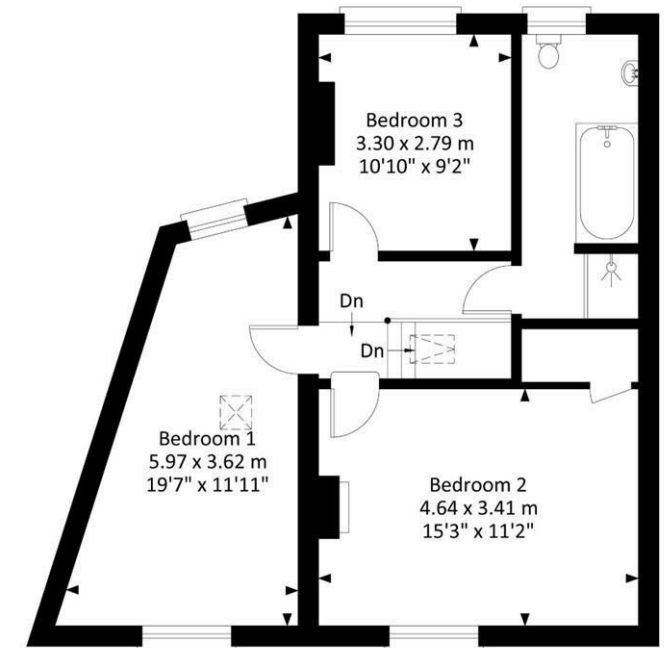


## 13 Ashley Street, St Werburgh's, Bristol, BS2 9RQ

Approximate Gross Internal Area = 117.24 sq m / 1261.96 sq ft

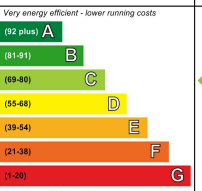
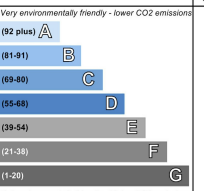


Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
	84		
	70		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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