



£575,000

10 Tortworth Road, Ashley Down, Bristol, BS7 9PA

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

10 Tortworth Road Ashley Down, Bristol, BS7 9PA

Offered for sale with no onward chain is an attractive Victorian built home with three double bedrooms and a landscaped rear garden, situated on a popular road in Ashley Down.

Entering the property, there is a hallway with stairs that lead to the first floor and a W/C and access to the ground floor. The ground floor has been opened, creating a light and bright space via dual aspect windows. To the front, is the living room benefitting a bay with double glazed windows, ceiling cornice, a cast iron fireplace and bespoke alcove shelving. An opening leads to the dining area, with french doors that seamlessly connect to the impressive rear garden. The kitchen is fitted with a range of wall and base units with Oak worktops and complete with integrated Neff and Bosch appliances. A peninsula divides the space creating extra seating space.

Stairs rise to the first floor to two double bedrooms and a spacious family bathroom. To the front is a double bedroom with double glazed windows providing a pleasant outlook onto Tortworth Road. While the next door, another double bedroom benefits a double glazed window that overlooks the rear garden. The family bathroom is located to the rear, benefitting floor to ceiling tiles, a bath with shower over, wash hand vanity unit and W/C.

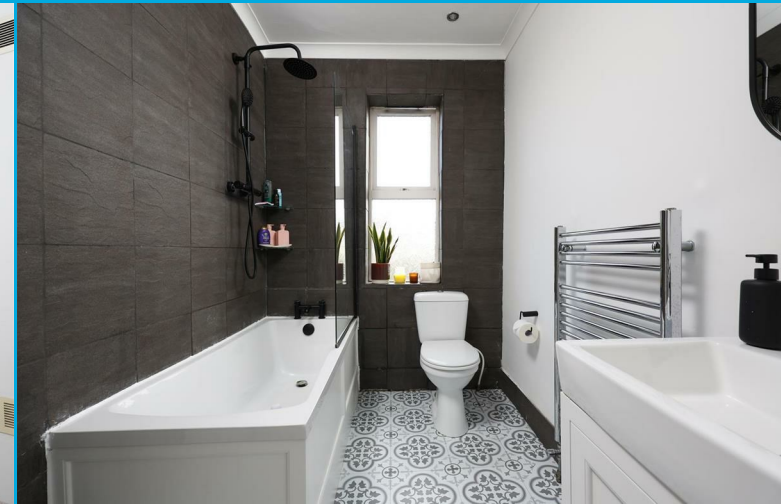
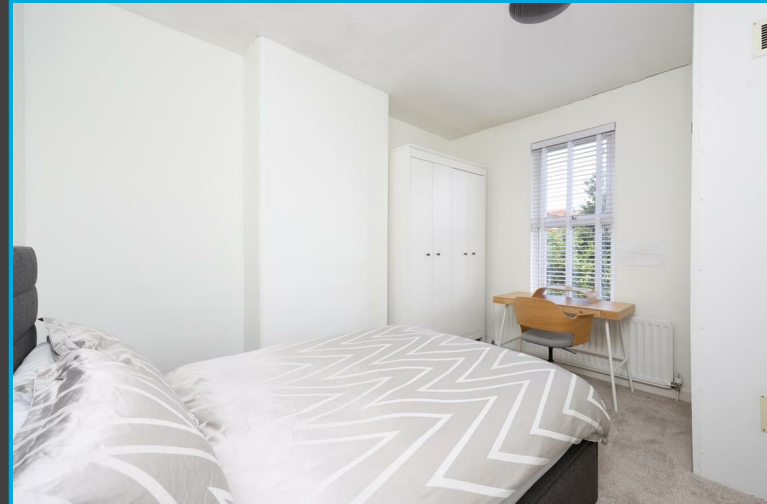
A further staircase leads up to the top floor to the principal bedroom and a study. The principal bedroom spans the full depth of the house with rooftop views across to Purdown. The bedroom benefits dual aspect windows, with skylight windows to the front and double glazing to the rear, further eaves storage and ample space for furnishing. Adjacent is a study, which can be occupied as a nursery.

Externally to the front, the property bears a rubble



stone Victorian facade with Bath stone accents, with a low maintenance front garden, with a hedge and path to the front door. To the rear, the garden is divided into two sections and is circa 40ft in length. Beyond the dining room, there is a seated deck area, which continues onto the lawn. The lawn is bordered by light stone chippings, a slatted fence and mature apple trees and shrubs.

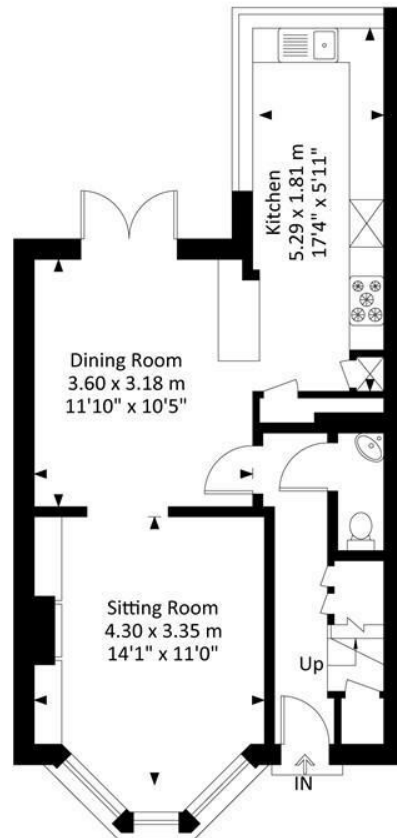
10 Tortworth Road is a fantastic and spacious family home, it is in easy reach of all the amenities of Gloucester Road is close to Horfield common and Purdown. The property falls inside Ashley Down & Brunel Fields Primary schools APR.



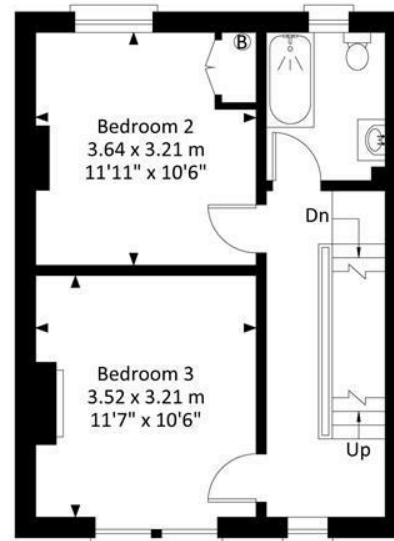


10 Tortworth Road, Horfield, Bristol, BS7 9PA

Approximate Gross Internal Area = 115.99 sq m / 1248.50 sq ft

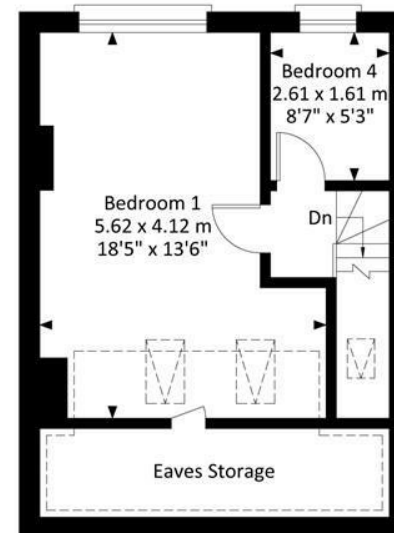


Ground Floor



First Floor

 = Reduced Head Height



Second Floor

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



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk