

elephant 



£475,000

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3B Ashley Down Road Ashley Down, Bristol, BS7 9JN

An immaculately presented and stylish four double-bedroom modern townhouse situated in a prime location within Ashley Down. Located just a stone's throw away from Gloucester Road this spacious property is spread over three floors and offers excellent value for money. Features include an open-plan kitchen/diner/living area, a separate utility and downstairs W/C, two further bathrooms, a landscaped south-facing garden with rear access and an allocated parking space.

Accommodation comprises; Main entrance that leads into a hallway with a separate utility room and w/c. a further storage cupboard is located under the stairs. The hallway leads through to the rear of the property to a light and bright open plan kitchen/living/diner. The contemporary kitchen is finished with a range of shaker style wall and base units with solid wood work-tops, metro tiled splashback and an array of integrated appliances. beyond the kitchen is a dining/living area that is bathed in natural light thanks to a set of patio doors that lead seamlessly out onto the rear garden and connect both spaces together.

On the first floor are two double bedrooms and a family bathroom, bedroom one is located at the front of the house and spans the full width of the property. Next door is a smartly finished bathroom featuring a modern



white suite with stainless steel fittings, floor-to-ceiling tiles and a tiled floor. An identical size to bedroom one, bedroom two is located at the rear of the floor and benefits from a pleasant outlook overlooking the rear garden. A staircase leads up to the top floor to two further double bedrooms and a shower room with Jack and Jill door. The master bedroom with en-suite is at the rear whilst the fourth bedroom which is currently being used as a snug benefits from roof-top views across Ashley Down and beyond.

Externally the sunny rear garden has a Southerly facing aspect and is presented in two sections consisting of a paved patio/seating area that steps up to a further shale patio and storage shed whilst a secure gate provides useful rear access. The property also benefits from an allocated parking space in a private car park located at the rear.

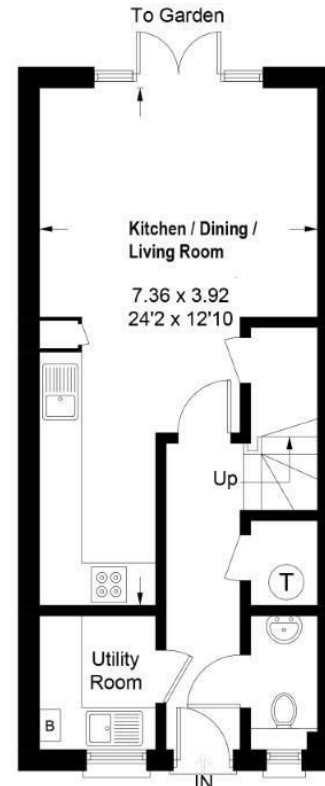
3b Ashley Down Road is a beautifully presented property that provides good access to two highly regarded primary schools: Brunel Field and Ashley Down, along with a range of local shops on Ashley Down Road and is only a short walk from the bars and restaurants of Gloucester road.



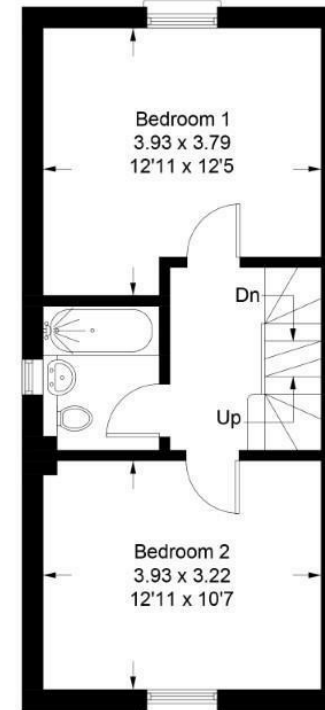


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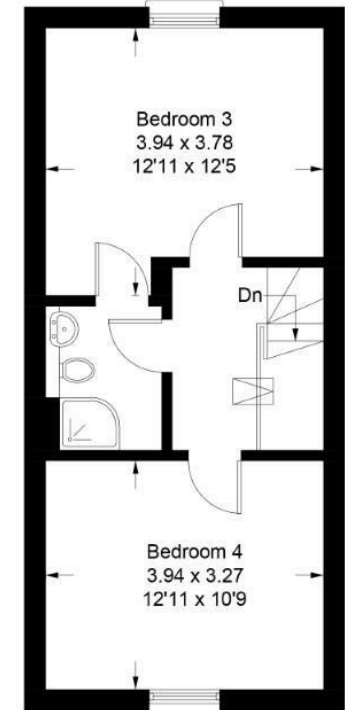
Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID746297)



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

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