



MAGGS
& ALLEN

212 ASHLEY DOWN ROAD
BISHOPSTON, BRISTOL, BS7 9JZ
Price Guide £995,000

An imposing, eight-bedroom, three reception room semi-detached Victorian property occupying a sizeable position, with large sunny garden and off-street parking. Situated in a popular location, this property offers immense potential to modernise and is available for the first time in 70 years. Offered with no onward chain.

Property Details

A property boasting Victoriana in abundance, and this is no more evident than on the ground floor. Entering in through a covered double door entrance with ornate detailing, you are welcomed into a grand central hallway with doors leading to the two principle rooms, a third reception room, and finally to the kitchen/diner. The largest of the reception rooms is a stunning dual-aspect room with two bay windows, original cornice intact and high ceilings. Adjacent is a reception room currently used as a bedroom, and the second of the principle rooms is opposite and benefits from a large bay window overlooking the garden. Completing the ground floor is a dining room, which in turn leads to a kitchen and utility room.

Ascending to the first floor via a wide staircase and landing, you will find four bedrooms. The largest of these is a dual aspect room with feature fire place, with a large double bedroom sat opposite. A three-piece bathroom completes this floor.

The third floor features four further bedrooms; two comfortable doubles and two smaller bedroom which have original Victorian fireplaces retained.

Externally, the property is equally impressive with its sizeable gardens. Entered through a gated entrance to the front of the property, the front portion of the garden is level featuring mature shrubbery and borders, while the rear garden is terraced and currently houses a glasshouse. From this rear garden area is access to the off-street parking spaces.

There is also the potential to purchase a sizeable garage/workshop (approx. 1,163 sq ft) with forecourt and additional gardens to the rear of the main property by separate negotiation. Please contact the office for further details.

Offered to the market with no onward chain and offering an incredible opportunity to create a stunning family home. An early inspection is essential.

Location

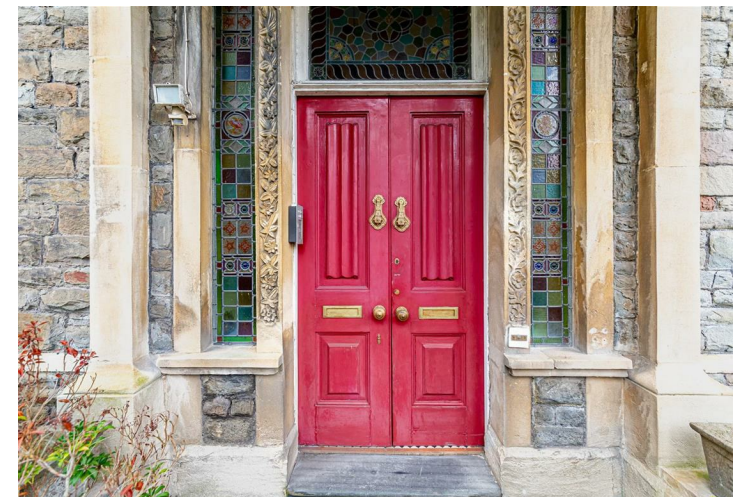
This is one of Bristol's best-known and popular areas, and it really is no surprise why. The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

The property is situated on the borders of Bishopston and Ashley Down, and within easy reach of the ever-popular and vibrant Gloucester Road with its independent shops, restaurants, bars and other local amenities. Bristol County Ground is also within close proximity as well as the open green space of St Andrews Park. There are frequent bus services to the City Centre and easy access to the M4/M5 motorway networks and direct access by public transport to both Bristol Temple Meads and Bristol Parkway railway stations.

Schools

Brunel Field Primary School approx. 0.1miles
Ashley Down Primary School approx.. 0.2 miles
Sefton Park Infant School approx.. 0.3 miles
Sefton Park Junior School approx.. 0.3 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 200.



- A large Victorian residence situated on a sizeable corner plot with wrap around gardens
- Substantial accommodation measuring approximately 3351 sq.ft.
- Scope to modernise
- Off-street parking
- Large garden (approx. 2900 sq. ft)
- Basement/cellar
- Incredibly ornate original features including balustrading and cornices
- Eight bedrooms
- Three/four reception rooms
- Highly regarded schools in close proximity

Guide Price: £995,000

Tenure: Freehold

Council Tax Band: F

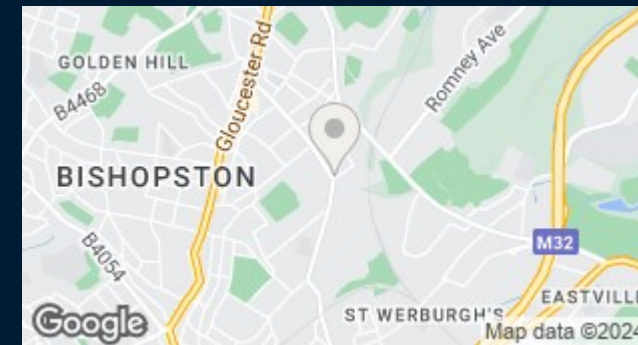
EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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