



Connells

Hedgers Close
Ashton Bristol

Hedgers Close Ashton Bristol BS3 2SX

for sale
£250,000



Property Description

A well finished top floor flat in BS3 that feels calm, modern and quietly refined. The layout works smoothly with a generous living room at the centre and a smart kitchen that offers good workspace and room to dine. The overall presentation is tidy and contemporary with a consistent neutral palette that makes each room feel settled and easy to live in.

The living room has front aspect double glazed windows that bring in steady natural light and give the space a comfortable feel. The kitchen continues the modern theme with quality units, practical surfaces and a layout that suits everyday cooking and relaxed meals.

Both bedrooms are well proportioned and finished with the same clean aesthetic. The main bedroom has two rear aspect double glazed windows and enough space for a desk which makes it a versatile room for work and rest. The second bedroom has a further rear aspect double glazed window and works well as a guest room or a dedicated workspace. The bathroom is bright and neatly presented with a bath and shower over.

The flat sits in a convenient part of BS3 with easy access to local shops, green spaces and transport links. It is a modern and straightforward home that offers comfort, practicality and a pleasant sense of elevation from its top floor position.

Entrance Hallway

A central hallway that connects each room with simple modern decor and a straightforward layout.

Living Room

14' 1" x 10' 5" (4.29m x 3.17m)
A comfortable and well sized living room with front aspect double glazed windows that bring in steady natural light and a fantastic open view. The neutral decor and modern finish create a relaxed space with room for seating and media.

Kitchen

13' 2" x 8' 2" (4.01m x 2.49m)
A modern U shaped kitchen with good storage and worktop space. The front aspect double glazed window sits above the sink and gives the room a bright feel. Space for dining makes this a practical everyday kitchen.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)
A bright main bedroom with two rear aspect double glazed windows. The room has space for a large bed and a desk which makes it suitable for both rest and work. Finished in a calm neutral palette.

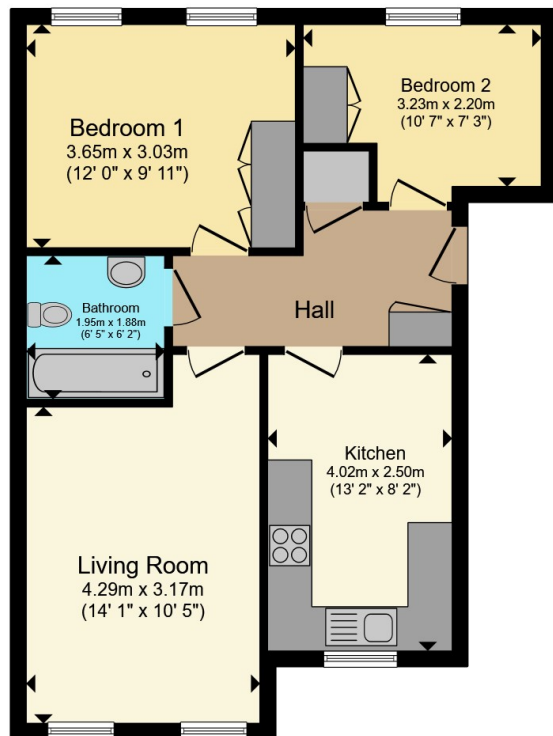
Bedroom Two

10' 7" MAX x 7' 3" MAX (3.23m MAX x 2.21m MAX)
A neatly proportioned second bedroom with a rear aspect double glazed window. Works well as a guest room, nursery or home office. Clean modern decor throughout.

Bathroom

A bright and modern bathroom with bath and shower over, pedestal sink and WC. The room also features easy to clean flooring, partially tiled walls, tiled splashback over the sink, a large vanity mirror and a wall-mounted radiator.





Total floor area 54.7 m² (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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243 North Street Southville
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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