23 Balfour Road, Ashton, Bristol, BS3 2AF

£450,000

A traditional three story double bay fronted Victorian home with roof terrace. Cosmetic updating required. No Onward Chain.

- Victorian Terrace
- Cosmetic updating required
- Open Plan Living
- Separate Kitchen
- Loft Conversion with terrace
- Gas Central Heating
- Complete Chain

The Property
This generously proportioned and versatile Victorian home offers a great opportunity for buyers to improve and enhance. Situated on Balfour Road the property is located in a highly desirable location just a short stroll from North Street and Luckwell Primary School.

The accommodation is spread over three floors with the ground floor offering an open plan lounge/dining area and large fitted kitchen. Outside is a traditional courtyard style garden. To the first floor two double bedrooms are located and a three piece family bathroom. The top floor (loft Conversion) comprises a further bedroom and en suite shower room, not to mention an impressive terrace area with views towards Clifton Suspension Bridge.

Location
Ashton remains an incredibly desirable part of the City for buyers of all kinds from first time buyers to families.
Balfour Road is ideally located to take advantage of the vast range of amenities the area has to offer on the nearby North St which is a vibrant and exciting High Street which provides everything from grocery shops to cafes & restaurants.
Equally close there are pedestrian paths with direct access onto Spike Island as well as Bristol's popular Floating Harbour and Wapping Wharf.

Other Information
Freehold.

Please Note
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Balfour Road, Ashton, Bristol, BS3

Approximate Area = 1055 sq ft / 98 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hollis Morgan. REF:1409632

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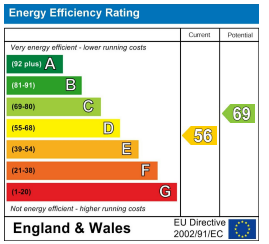

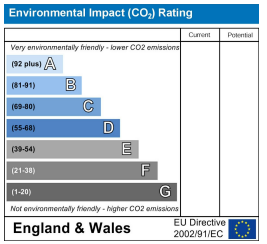

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