


Connells

Ashgrove Road
Bedminster Bristol

# Ashgrove Road
# Bedminster Bristol BS3 3JW

for sale guide price
**£360,000**







## Property Description

A beautifully modernised three-bedroom, double-bay Victorian home set on the ever-popular Ashgrove Road in Bedminster. This charming period property has been thoughtfully updated throughout, blending classic character with contemporary finishes to create a bright, comfortable and practical family home.

The ground floor offers a welcoming bay-fronted living room, a modern fitted kitchen with generous workspace and storage, and a stylish bathroom. Upstairs, the home features two well-proportioned double bedrooms and a further single bedroom, each enjoying elevated views across the surrounding neighbourhood.

To the rear, the low-maintenance garden provides a private outdoor space with patio areas ideal for relaxing or entertaining, along with useful external storage.

.

Perfectly positioned just moments from vibrant North Street, residents are spoiled for choice with independent shops, cafés, bars and everyday amenities. Wapping Wharf and Bristol City Centre are also within easy walking distance, offering an excellent mix of dining, culture and leisure.

Transport links are a major advantage of this location. Bedminster and Parson Street train stations are both close by, providing quick connections into Temple Meads and beyond. Several frequent bus routes run along North Street and West Street, making travel across the city simple and reliable. For commuters, the property offers convenient access to major routes including the A38, A370 and the Portway.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be

paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

13' 10" into bay x 11' 9" ( 4.22m into bay x 3.58m )

Light and airy bay-fronted lounge. Original wooden flooring and fireplace with detail and wooden surround. Wall-mounted radiator.

## Kitchen

13' 5" x 11' 11" max ( 4.09m x 3.63m max )

Recently renovated modern kitchen with large tilie flooring. Matching base and head units with gold accents. Wall-mounted shelving and low level tiled surround across surfaces. Built-in electric oven and hob with tiled splashback and stainless steel extractor fan. Deep porcelain sink and drainer with stainless steel mixer tap. Large double glazed window to rear. Kitchen layout offers space for large dining table.

## Bedroom One

14' 11" max x 11' 10" max ( 4.55m max x 3.61m max )

Large main bedroom with double glazed bay window and standard double glazed window. Original wooden flooring and fireplace. Ample space for large bed and free standing furniture.

## Bedroom Two

12' 8" x 9' 6" max ( 3.86m x 2.90m max )

Well sized double bedroom. Original wooden flooring and fireplace. Double glazed window to side.

## Bedroom Three

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed window to rear. Original wooden flooring and wall-mounted radiator. Space for double bed and a desk if required, or other free-standing furniture. Wall-mounted radiator.

## Bathroom

Modern three piece bathroom suite with WC, pedastal sink and footed free-standing bath and shower over. Tiled flooring and partially tiled walls.

## Rear Garden

Fully enclosed rear garden laid to patio. Perfect space for outside entertaining. Rear access via gate.








**Ground Floor** **First Floor**





Total floor area 86.9 m² (935 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

To view this property please contact Connells on

**T 0117 966 4278**
**E southville@connells.co.uk**

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/BMR312059**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.