



33, Ashcombe Crescent, North Common
Bristol, South Gloucestershire, BS30 5NY

Offers in excess of
£275,000

Anne James Estate Agents are delighted to present this attractive and well-maintained mid-terrace home, perfectly positioned in the ever-popular area of North Common. Offering an excellent opportunity for first-time buyers or investors alike, this property combines a convenient location with well-proportioned living space. The property enjoys easy access to both Bristol and Bath and is just a short distance from Gallagher Retail Park, providing a variety of shops, cafés and amenities. The Bristol to Bath cycle path is also close by, making this an ideal home for commuters and outdoor enthusiasts. Internally, the accommodation is bright and spacious, featuring a comfortable lounge/dining room and a well-appointed kitchen. Upstairs, there are two generous bedrooms and a modern, stylish bathroom. Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with the added advantage of a garage plus parking for one vehicle.. This is a fantastic opportunity to secure a well-located home in a sought-after area. Early viewing is

Entrance

uPVC double glazed porch with decorative door insert. Wooden door leading to lounge.

Lounge

15' 6" x 10' 0" (4.73m x 3.06m)
uPVC double glazed window to the front, double radiator and single radiator, laminate flooring, TV aerial point, stairs to the first floor accommodation.

Kitchen/Dining Room

11' 9" x 8' 0" (3.59m x 2.44m)
uPVC double glazed window and uPVC double glazed half glazed door, range of wall and base units with wood effect rolled edge work surfaces, part tiled walls, one and half bowl sink unit with mixer tap, built in electric oven, gas hob with extractor over, space for washing machine and fridge freezer, cupboard housing combination boiler, single radiator, vinyl flooring.

First Floor Landing

Doors leading to the bedrooms and bathroom.



Bedroom One

11' 9" x 8' 4" (3.57m x 2.54m)
uPVC double glazed window to the rear, built in wardrobe, single radiator.

Bedroom Two

11' 9" x 6' 11" (3.57m x 2.10m)
uPVC double glazed window to the front, single radiator.

Bathroom

White suite comprising of bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, laminate flooring, access to the loft space, single radiator, extractor fan.

Outside

Front Garden

Laid to stepped patio.

Rear Garden

Laid to lawn with decking area and shrub borders, enclosed by wood lap fencing, outside tap.





Garage

With up and over door with off street parking to the front.

Tenure

South Gloucestershire Council

Council Tax

EPC Rating

Band C

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol