

## Providence Lane, Long Ashton BS41 9DL

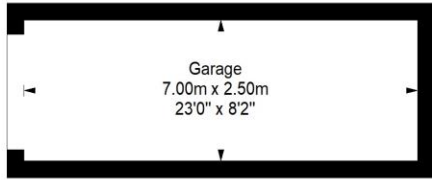
Asking Price OIEO £600,000

- Elevated Position enjoying Stunning South-Westerly Views over Countryside, Woodland and Long Ashton
- Two Bedroom Detached Home
- Scope To Extend With Relevant Planning Permissions
- Living Room with Bi- Fold Doors to Decking
- Open Plan Kitchen / Breakfast Room
- Family Bathroom
- Detached Garage
- Driveway for Multiple Vehicles
- Private & Mature Rear Gardens with Patio Area

### SUMMARY

A fantastic opportunity to live on this popular elevated road within Long Ashton enjoying stunning South-Westerly views. This well-presented two bedroom detached home backs onto local woodland offering excellent walks through via the public footpaths and bridleways, just a short walk away from Long Ashton Golf Course and the local public house. The accommodation is laid over two floors with the ground floor offering a kitchen / breakfast room, living room with bi-fold doors to the decking area with fantastic views and family bathroom. To the first floor there are two generous bedrooms with one benefitting from large eaves storage. Outside to the rear is a private mature garden mostly laid to lawn with a raised decked area as well as a patio which is perfect for alfresco dining and enjoying the sunshine. The garden backs onto local woodland full of wildlife. To the front is a detached garage with power and light as well as a driveway for multiple vehicles.





## Providence Lane, Bristol, BS41 9DL

Approximate Gross Internal Area = 81.0 sq m/ 871.9 sq ft  
(Excludes Garage)

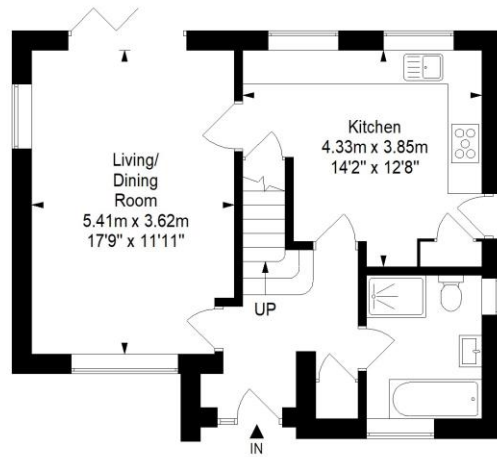
Garage = 17.5 sq m/ 188.4 sq ft  
Total Area = 98.5 sq m/ 1060.3 sq ft



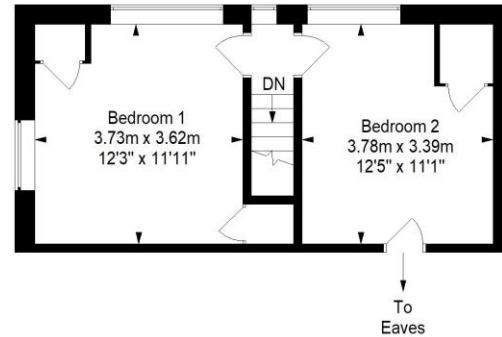
**Tenure**  
Freehold

**Council Tax Band**  
E

**Services**  
Mains gas, water and electric



**Ground Floor**



**First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

