

279 Ashley Down Road, Ashley Down, Bristol, BS7 9BG

Offers In Excess Of £450,000

A sizeable (1472 sq ft) and charming Victorian Terrace in need of modernisation, offered to the market with no onward chain.

- Victorian Terrace
- Renovation required throughout
- Double Bay Fronted
- Rear Garden
- Fine Views
- No Onward Chain

Description
This charming Victorian terrace property effortlessly combines period charm with generous living space, making it an ideal home for families or those seeking a versatile layout in a desirable location.
The property is filled with natural light from the attractive bay windows and enjoys beautiful views from the impressive main living room. A separate dining room provides the perfect space for entertaining, while the breakfast room flows seamlessly into the kitchen, offering a practical and sociable space for everyday living. A convenient downstairs WC completes the ground floor.
Upstairs, the property has three spacious double bedrooms, each offering comfort and flexibility. A well-appointed shower room serves the upper floor, alongside the added benefit of a kitchenette, which is ideal for guests, multi-generational living, or potential rental opportunities.
Externally, the property benefits from a good-sized rear garden, offering excellent potential for landscaping and improvement
With its blend of period features, generous proportions, and versatile accommodation, this delightful home presents a rare opportunity to acquire a characterful property with scope to add further value.

Location
Ashley Down is understandably, one of the city's most sought-after locations, offering a perfect balance of suburban convenience and access to open green spaces such as St Andrews Park and Muller Road Recreation Ground. The nearby areas of Gloucester Road, Bishopston, and Horfield provide an excellent range of amenities, including supermarkets, independent shops, restaurants, and pubs.
The area is also well served by a selection of highly regarded schools, including Ashley Down Primary School, which was rated Outstanding by Ofsted.
In addition, Ashley Down benefits from excellent transport links, making it easy to travel both into the city centre and further afield.

Other Information
Freehold.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





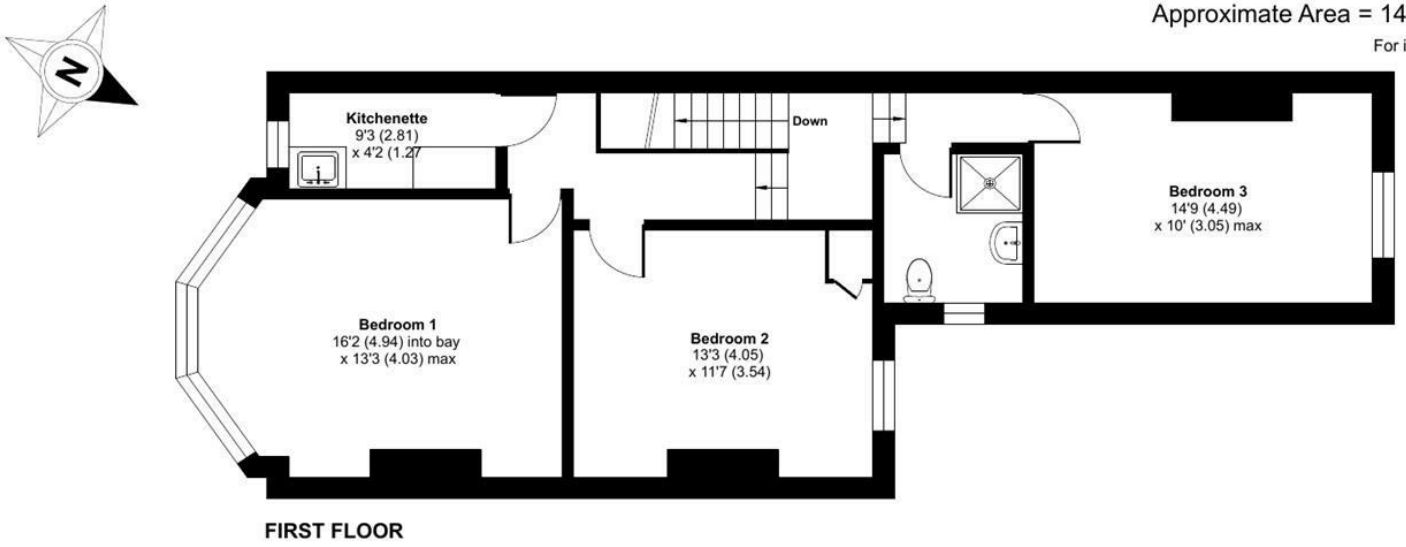




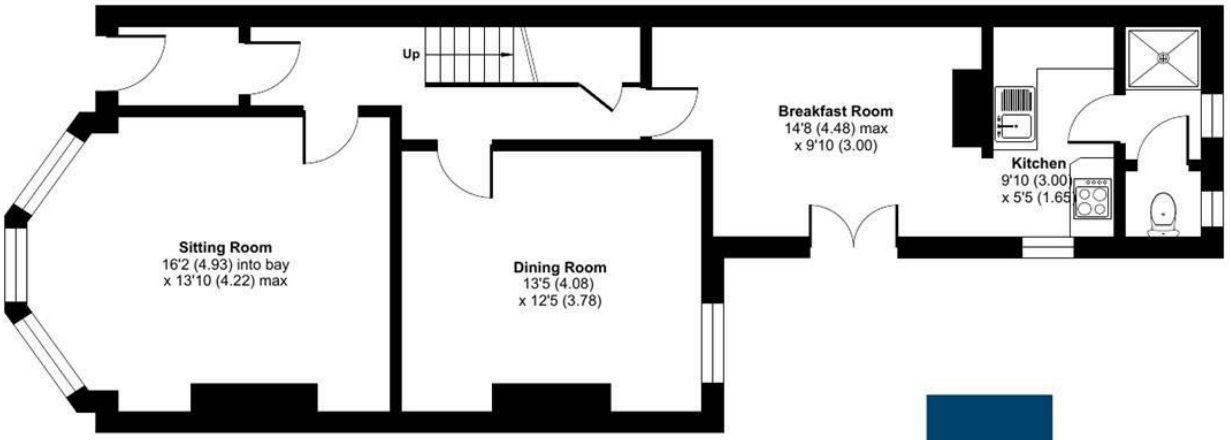

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Approximate Area = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



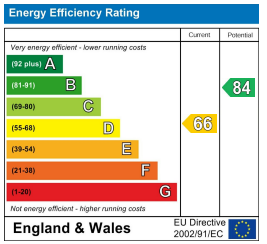
FIRST FLOOR

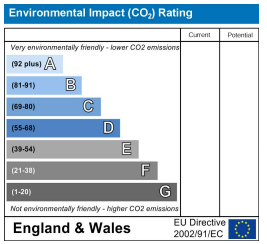


GROUND FLOOR

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:1437201

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TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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