



**Ashburton Road,  
Bristol, BS10 5QN**

**PRICE: Offers Over  
£275,000**

## Property Features

- Three Bedrooms
- No Onward Chain
- Off Street Parking
- Kitchen Breakfast Room
- Close to Southmead Hospital
- Rear Garden
- Gas Central Heating
- Double Glazing



## Full Description

Nestled on Ashburton Road in the vibrant city of Bristol, this charming semi-detached house offers a delightful opportunity for families and professionals alike. Built circa in 1935,

One of the standout features of this property is its proximity to Southmead Hospital, making it an ideal choice for healthcare professionals or those seeking easy access to medical facilities. Additionally, the absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

This semi-detached house on Ashburton Road presents a wonderful opportunity to create lasting memories in a sought-after area of Bristol. With its blend of comfort, convenience, and character, this property is not to be missed.

### Hallway

Double glazed obscure door to hall with stairs rising to 1st floor landing radiator and door two

### Living Room

13'2" x 12'4" ( 4.02 x 3.78)

Double glazed bay window to front, radiator and door to;

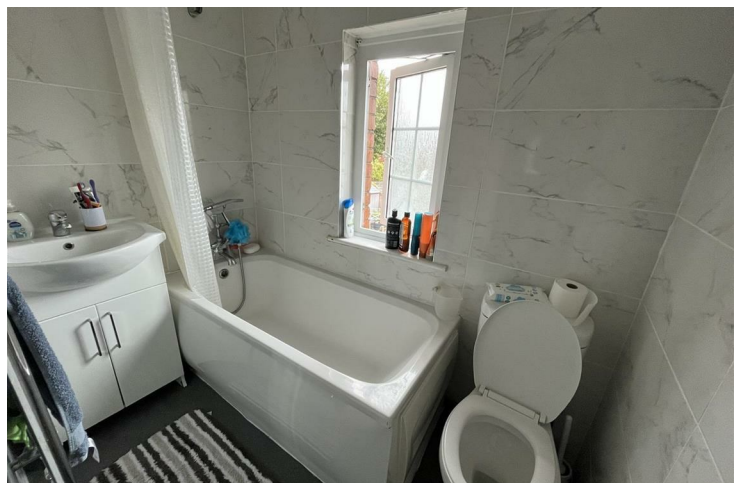
### Kitchen / Breakfast Room

7'8" x 14'1" (2.35 x 4.3)

Two double glazed window to rear, a range of wall and base units with work surface over, space for fridge freezer, space for washing machine, space for dishwasher, integrated oven hob with extractor over. Tiled splashback laminate floor door to;

### Rear Lobby

Under stairs storage, double glazed UPVC to side.



### Cloak Room

With double glazed window to side, low level WC, tiled floor.

### Bedroom 1

12'4" x 9'3" (3.78 x 2.84)

Double glazed window to front and radiator.

### Bedroom 2

10'4" x 7'8" (3.17 x 2.35)

Double glazed window to rear, radiator and storage cupboard housing a Worcester Bosch combination boiler.

### Bedroom 3

9'1" x 7'11" (2.78 x 2.42)

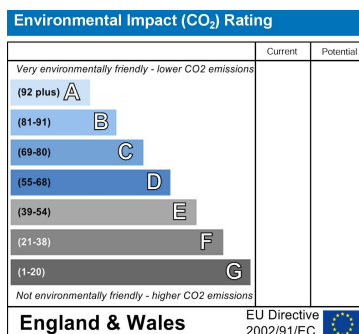
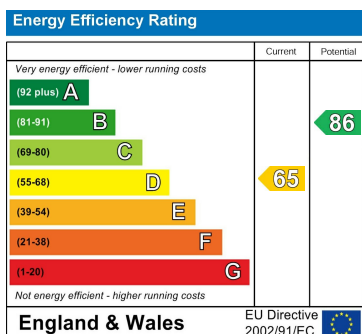
Double glazed window to front, radiator and over stairs storage cupboard.

### Bathroom

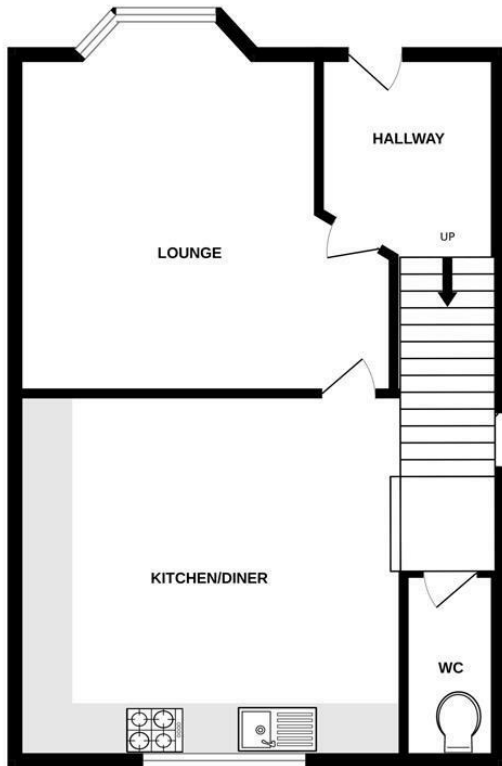
Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap and shower attachment, vanity hand wash basin with mixer tap, low-level WC, heated towel radiator and fully tiled walls.

### Garden

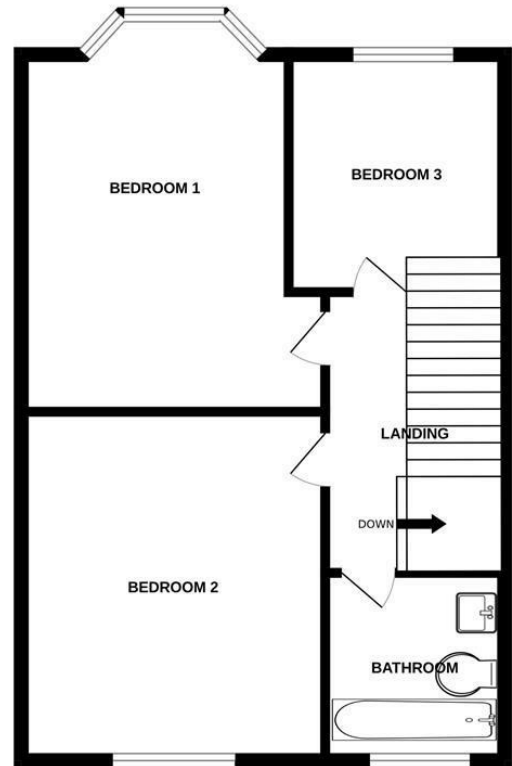
Enclosed by fencing and walling, side access and mainly laid to chippings.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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