



12 FOXCOTE ROAD,  
ASHTON, BS3 2BZ

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GOODMAN  
& LILLEY



SITUATED ON THE EVER-POPULAR FOXCOTE ROAD, JUST MOMENTS FROM THE VIBRANT CAFÉS, BARS AND INDEPENDENT SHOPS OF NORTH STREET, THIS SUBSTANTIAL FOUR-BEDROOM VICTORIAN TERRACED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS. THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR INVESTORS AS WELL AS BUYERS SEEKING A SIZEABLE HOME IN ONE OF BRISTOL'S MOST SOUGHT-AFTER LOCATIONS.

Ideally positioned within easy reach of the city centre, Ashton Gate and excellent transport links, this property is offered to the market with no onward chain, allowing for a straightforward purchase.

### Summary

Retaining much of its period character, the accommodation comprises generous reception space, a fitted kitchen with w/c, four well-proportioned bedrooms and family bathroom facilities arranged across the upper floors. Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating and easy upkeep.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor Accommodation

An attractive porch and hallway leads to the front facing living room with Victorian window and two reception rooms which also work as good sized bedrooms.

### Lower Ground Floor Accommodation

Stairs lead down to a modern separate kitchen with induction hob, side window and w/c, with UPVC door leading to an enclosed level rear garden with patio and lawned area.

### First Floor Accommodation

The upper landing has a useful built in storage cupboard and leads to a full width principal bedroom, a further double bedroom and an impressive family bathroom with white suite, large walk-in shower and two heated towel rail.

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- Foxcote Road
  - Versatile accommodation
  - Potential investment
  - Family bathroom
  - Victorian terraced home
  - Currently 4 bedrooms
  - Presented over 3 floors
  - No onward chain

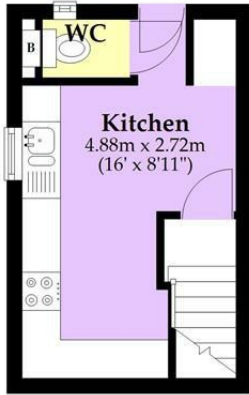


OFFERS IN EXCESS OF £500,000



### Lower Ground Floor

Approx. 13.1 sq. metres (140.8 sq. feet)



### Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



### First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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