18 Ryecroft Rise, Long Ashton, Bristol, BS41 9NQ

£525,000 Freehold

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- Open plan living space
- Living area
- Kitchen/breakfast area
- Dining/family room with atrium
- Downstairs shower room
- Three bedrooms
- Garage and parking
- Enclosed rear garden with patio seating area

Hallway

Living/Kitchen/Breakfast Area
25'2" x 12'9" (7.68m x 3.90m)

Dining/Family Room
13'9" x 8'10" (4.21m x 2.70m)

Shower Room
8'11" x 5'4" (2.73m x 1.64m)

Landing

Bedroom
13'1" x 9'8" (3.99m x 2.96m)

Bedroom
12'0" x 8'8" (3.68m x 2.65m)

Bedroom
9'3" x 7'3" (2.83m x 2.23m)

Bathroom
6'1" x 6'9" (1.87m x 2.08m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D

Three bedroom semi detached family home.

Entrance, open plan living space with living room area, kitchen/breakfast area, dining/family room with atrium and downstairs shower room.

At the first floor are three bedrooms, and a bathroom.

With off street parking and a single garage, there is a pleasant lawned, enclosed rear garden with patio seating area.

the location

Set in the ever popular centre of Long Ashton village, with excellent access to local schools, shops and amenities. The green space of Ashton Court is a short distance away and Clifton and Bristol City centre are both easily accessible. Bristol city centre 3.9 miles

what the owners will miss

"We'll miss the neighbours who are a really nice bunch. There's a real community feel in the cul-de-sac and everyone looks out for each other. I'll also miss the balance that Ryecroft Rise gives in terms of location. You're only 10 mins from the harbourside but have great access to the countryside on your doorstep. "

just a thought...

If you hadn't considered a modern home before, this could be the one! Beautifully presented and extended, with a decent sized garden, parking and garage. Set in the heart of this thriving local community.