



Connells

Ashgrove Road
Bedminster Bristol



Property Description

Connells are pleased to be bringing this beautifully presented mid-terrace Victorian property in the ever-popular Chells to the sales market. The property itself comprises lounge, dining area and kitchen to the ground floor. To the first floor there are 2 bedrooms and bathroom. On the second floor there is a large main bedroom, with modern en-suite. Outside there is a front garden as well as an enclosed courtyard garden to the rear.

Entrance Hall

Wooden glazed front door and door to hallway. Radiator, stripped floorboards, smoke alarm. Stairs to first floor.

Lounge

13' 5" x 9' 9" (4.09m x 2.97m)
double glazed bay window to front. woodburning stove with wooden surround and tiled hearth. Coving and ceiling rose. Radiator, television and telephone point. Stripped floorboards.

Dining Area

13' 2" x 11' 3" (4.01m x 3.43m)
Double glazed patio doors to rear. Woodburner with surround. Radiator. Stripped floorboards and understair cupboard.

Kitchen Area

10' 6" x 7' 8" (3.20m x 2.34m)
Double glazed window to side. Fitted kitchen with wall and base units. Work surfaces, tiled splash back. Belfast sink, double electric oven and gas hob. Built-in fridge freezer. Kickspace heating system and stripped wooden flooring.

Bedroom One

13' 2" x 11' 4" (4.01m x 3.45m)
Double glazed juliet balcony doors to rear. Radiator, access to en-suite. Superb views over North Somerset. Space off of main bedroom, currently used as a reading nook with velux window.

En-Suite

Shower cubicle, WC and wash hand basin with large scale vanity mirror. Built-in storage. Heated towel rail, velux window.

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)
Double glazed window to front. Radiator, cast iron fireplace, door leading to rear corridor. Fitted storage. Carpeted.

Bedroom Three

9' 10" x 8' 1" (3.00m x 2.46m)
Single bedroom. Offering nice views. Double glazed window to rear. Built-in storage. Carpeted.

Rear Corridor

Doors from bedroom one and two and door leading to bathroom. Carpeted throughout.

Bathroom

Double glazed window to rear. White bathroom suite comprising free standing stone bath with mixer tap, wash hand basin low level WC, heated towel rail. Radiator, partially tiled walls and stone tile flooring. Storage cupboard housing boiler.

Front Garden

Enclosed by low level wall, steps leading down to tiled area.

Rear Courtyard Garden

Steps leading to enclosed courtyard, mature shrubs and tree borders. Storage.

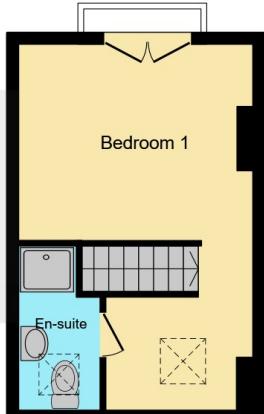




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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