



£1,500 PCM Ashley Down Road | Horfield | Bristol | BS7 9JR

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Kendall Harper

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Nestled in the vibrant area of Ashley Down, this recently converted two double bedroom ground floor garden flat offers a delightful blend of modern living and convenience. Just a short stroll away, you will find an array of independent shops, charming cafés, and lively bars along the ever-popular Gloucester Road, making it an ideal location for those who appreciate a lively community atmosphere.

Upon entering the property, you are welcomed by a spacious entrance hall featuring a large storage cupboard, perfect for keeping your living space tidy. The front aspect double bedroom boasts a generous bay window, allowing natural light to flood the room. The modern bathroom is well-appointed with a shower over the bath, providing both style and functionality. The second double bedroom, located at the rear of the property, offers a peaceful retreat.

The heart of this home is undoubtedly the open plan lounge, kitchen, and dining area. The contemporary kitchen is equipped with integrated appliances, making it a joy for any home cook. The sitting area features bi-fold doors that seamlessly connect the indoor space to the private rear garden, enhancing the sense of openness and light.

Stepping outside, the garden is a true gem, featuring a patio area perfect for a garden table and chairs, ideal for al fresco dining or enjoying a morning coffee. The remainder of the garden is laid





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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