

# Dirac Road

## ASHLEY DOWN

APPROXIMATE FLOOR AREA  
93.5 SQM / 1007 SQFT



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



Illustrations are for reference purposes only, measurements are approximate, not to scale.

# Dirac Road

ASHLEY DOWN, BRISTOL

£

£400,000

zzz

2 Bedrooms



BS7 9LP



2 Bathrooms

*"Its a very cosy but quirky layout that works well. The interior is so versatile and there is enough outdoor space to be able to enjoy the sunshine. The location is amazing, with Ashley Down train station on your doorstep and being so close to Gloucester Road and St Andrews Park."*

