# £375,000

8 Southampton Gardens, Horfield, Bristol, BS7 9HB

2 The Promenade, Bristol, BS7 8AL
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# 8 Southampton Gardens
# Horfield, Bristol, BS7 9HB

Offered for sale with no onward chain, a three bedroom modern mid-terrace home, tucked away in a quiet cul-de-sac in Ashley Down. Built in 2001, the property includes a generous rear garden, two allocated parking spaces and a convenient location close to local amenities.

Ground floor accommodation comprises: Main entrance into the hallway, with a storage cupboard and a downstairs W/C cloakroom. To the front of the property is a fitted kitchen, with an integrated oven and gas hob with cooker hood, while providing space for a fridge/freezer and washing machine. The kitchen also overlooks the front garden and is finished with a range of wall and base units, contrasting worktop and tiled splashbacks.

To the rear, an open-plan living/dining room spans the width of the property, with french doors seamlessly connecting to the sunny rear garden.

A staircase provides access to the first floor bedrooms and family bathroom. The principal bedroom is to the front, benefiting a pleasant outlook onto the quiet cul-de-sac, built-in wardrobes and useful

cupboard. The second double bedroom is to the rear of the property, with double-glazed windows overlooking the rear gardens. The third bedroom is next to this and would make a perfect space for a home office or nursery. The bathroom sits centrally on the landing and is complete with tiled splashbacks and a modern white suite.

Externally, to the front of the property, you have parking spaces for two cars. To the rear, you have a generous garden with a paved patio area leading onto a lawned area. A paved path leads down one side of the garden and a range of plants and shrubs with a mature tree are situated at the end of the garden, there is rear access provided to the garden.

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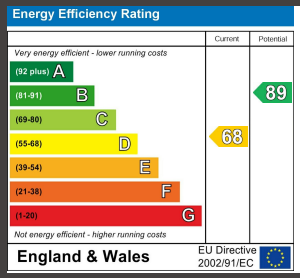


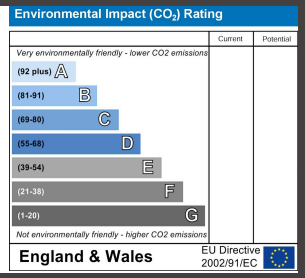


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Approximate Gross Internal Area = 66.10 sq m / 711.49 sq ft

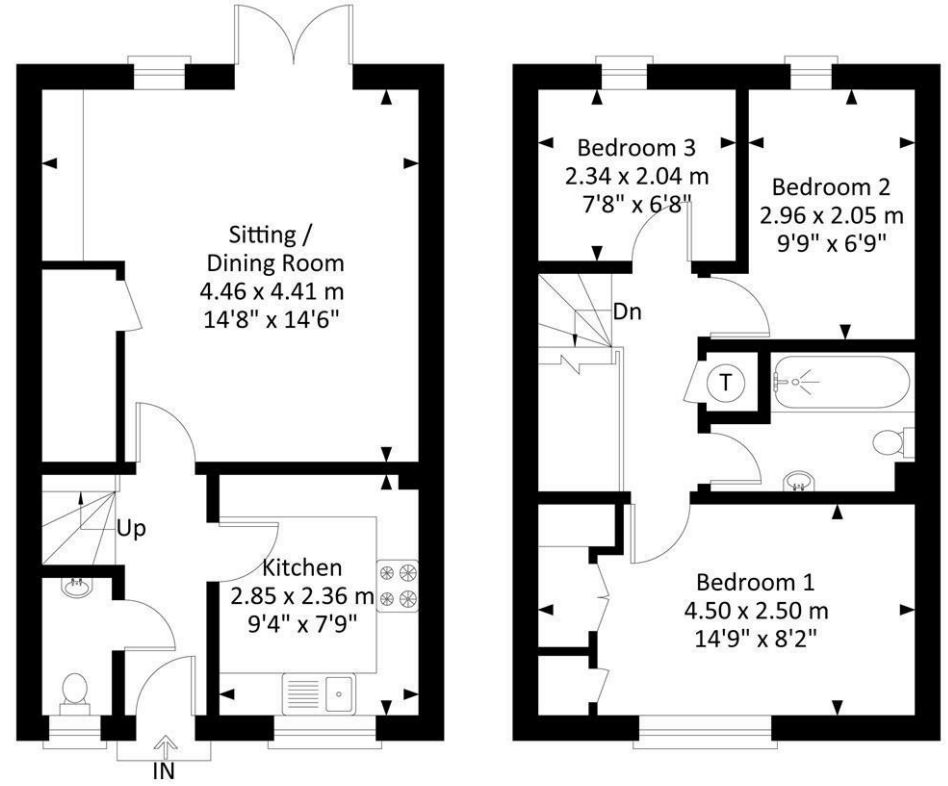


Illustration for identification purposes only, measurements and approximate, not to scale.

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