



£400,000

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32 Ashley Down Road
Ashley Down, Bristol, BS7 9JW

A smartly presented Victorian terrace house on Ashley Down Road.

Arranged across two floors and extended at the back, this three-bedroom house is spacious and offers modern open-plan living.

From the front, enter the hallway and the first door on the left leads through to a bay fronted living room with window seat, ceiling cornicing and an open, period style fireplace.

Past the stairs and the hallway opens into a stunning open-plan kitchen, dining and living space. The dining area has a window facing out onto the side return and back garden and there is a useful understairs storage cupboard in the corner of the room. The oak effect flooring runs the length of the room and into the kitchen. Shaker style cabinets and oak block worktops complement the traditional features of the house. There is a built-in oven, hob and space for a dishwasher, washing machine and freestanding fridge.

Past the kitchen, a hallway leads to the bathroom and back door. Fully tiled and



with an obscure glazed window onto the garden, the room features a bath with shower over, washbasin and w.c.

From the central hallway, stairs lead up to first-floor level where there are three bedrooms.

At the front of the property is the spacious master bedroom spanning the full width of the house with twin windows facing onto Ashley Down Road, and has been fitted with brand new carpets. Across, the hallway there is a second double bedroom with an outlook over the back garden. The third bedroom is a smaller room which is currently used as a nursery. Facing out onto the garden, this charming room also features newly fitted carpets.

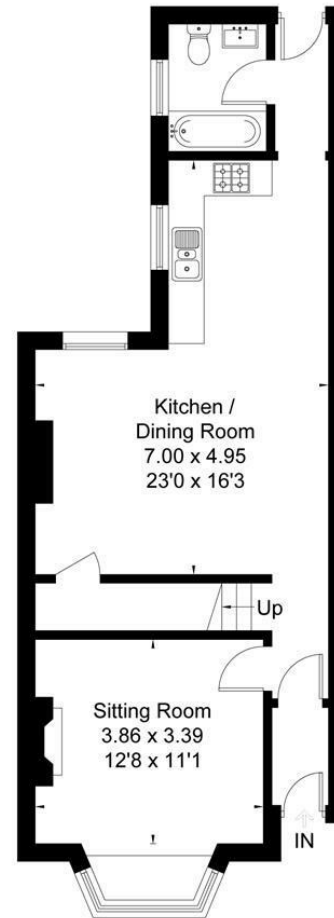
Externally, the lawned back garden is a nice size and a sunny spot to enjoy. The side return provides a useful area for storage.

This lovely home is well positioned for enjoying the shops, cafes, restaurants and bars that the nearby Gloucester Road has to offer, as well as transport links including the newly re-opened Ashley Down train station. It is also in the catchment area for the highly regarded, Ashley Down Primary School.

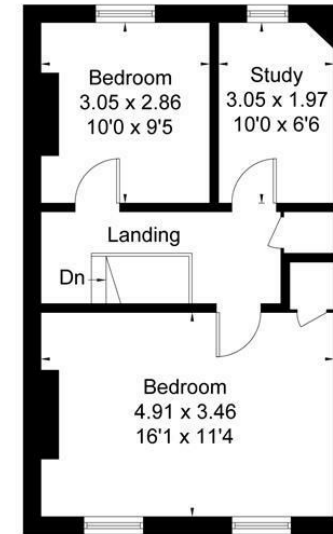




Approximate Area = 98.8 sq m / 1063 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)



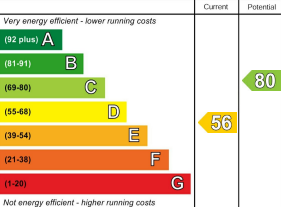
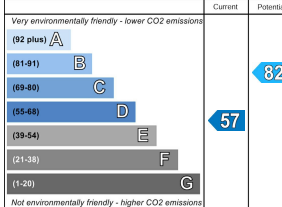
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	