£575,000

14 Ashgrove Avenue, Ashley Down, Bristol, BS7 9LJ

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556
Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

14 Ashgrove Avenue
Ashley Down, Bristol, BS7 9LJ

Located on a quiet road in Ashley Down is this mid-terrace, three bedroom Victorian home. The property offers the perfect blend of period features combined with contemporary decor. Key features include an open-plan reception room/family room, an extended modern kitchen, a four-piece family bathroom and three double bedrooms.

Instantly welcomed by an entrance hallway, providing access to all of the ground floor accommodation with stripped wooden floors and stairs rising to the first floor with storage beneath. To the front is the bay-fronted lounge, tastefully decorated throughout. Adjacent is the second reception room, also benefitting from views over the side return garden, these two rooms have been knocked through to make a large open-plan living space. The kitchen sits to the rear, enjoying a dual aspect with window to side aspect and patio doors leading out to the mature garden. The kitchen has been tastefully updated and modernised, offering a range of wall and base units with worktop surfaces over, with integral appliances such as electric oven and hob, metal sink drainer whilst also offering space for a fridge/freezer, washing machine and dishwasher.

Stairs rise to the first floor which leads to two double bedrooms and the four piece family

bathroom. The original master bedroom is situated to the front, spanning the full width of the property, decorated tastefully complete with a cast iron feature fireplace. The second double bedroom sits centrally, enjoying views over the side return garden, with a cast iron feature fireplace. The four-piece family bathroom sits to the rear, comprising of a shower cubicle, a separate bath, a wash basin, W/C and a heated towel rail.

Stairs lead up to the second floor and the master bedroom, with a shower en-suite, spanning the full depth of the property. The double bedroom offers a dual aspect from a skylight window to the front aspect and a double-glazed window overlooking the rear. The bedroom benefits from eaves storage. The ensuite offers a walk-in shower, vanity wash hand unit, W/C, heated towel rail and a skylight window.

Externally, the sunny rear garden offers a peaceful, tranquil and low-maintenance space. The pristine rear garden has been landscaped to incorporate flower bed borders, a patio seating area and a lawned area, enclosed by brick-built walls. To the front, the property benefits from the classic Victorian facade with a paved pathway.

This modern family home provides good access to highly regarded primary schools: Brunel Field, Sefton Park Primary, Bishop Road School and Ashley Down. Along with a range of local shops and the newly opened Ashley Down train station and is only a short walk from the buzz of bars and restaurants of Gloucester Road.

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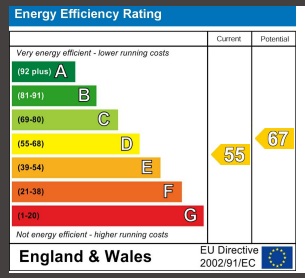

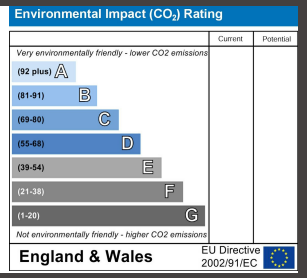

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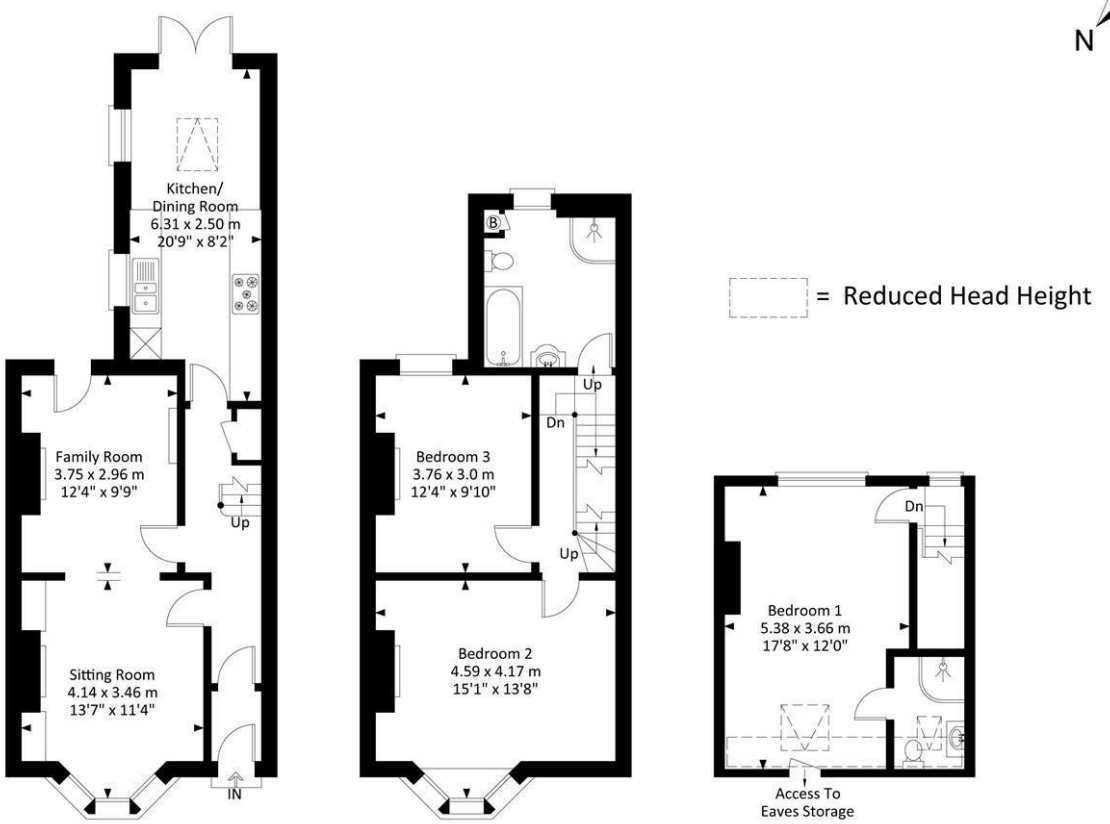
Approximate Gross Internal Area = 115.80 sq m / 1246.46 sq ft



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