



£325,000

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79 Ashley Down Road Ashley Down, Bristol, BS7 9JT

Located on Ashley Down Road is this light and bright two-bedroom garden flat, featuring a separate reception room with bay window, two double bedrooms and a south east facing garden.

As you enter the property, you have a separate reception room with wooden flooring, a bay window overlooking the front garden and a fireplace. In the middle of the property is the kitchen, which features a range of wall and base units. An integrated oven and hob with extractor above, and under-counter space for dishwasher, fridge, freezer and washing machine.

A hallway leads off the kitchen towards the rear of the flat that allows access to the family bathroom, which comprises tiled flooring, a bath with glazed panel screen and shower overhead, metro tiles to the walls, a w/c and wash basin.

At the rear of the property and overlooking the private rear garden are the two bedrooms. Both bedrooms have direct access to the garden, which helps them both to feel light and airy. The second bedroom is currently used as a home



office but would fit a double bed. This room further benefits from built-in storage to maximise the floor space.

The master bedroom has fitted carpets throughout and again feels light and airy thanks to the glazed patio doors looking out to the garden.

Externally, the rear garden is south-east facing and is split into three areas. Off the back of the property is a block paving patio area leading up to a lawned area, and at the rear of the garden is a raised decking area perfect to catch the last of the evening sun. The garden further benefits from side access, allowing easy access for bikes, etc.

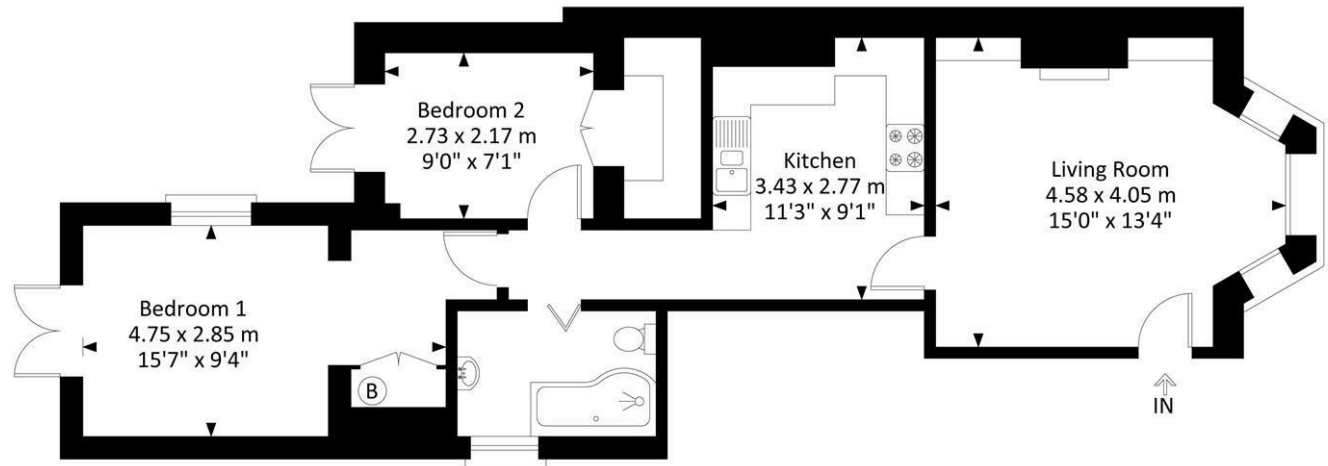
Vendors comments.

"Ashley Down is a perfect location, just a short walk from Gloucester Road where there is a fantastic mix of cafes, independent shops and local pubs and restaurants. There is also access to a number of nearby green spaces, such as Horfield Common and Stoke Park, perfect for walking, running or meeting up with friends. One of the best things about the flat has been the south-facing garden. It gets brilliant sunshine and is the perfect place to relax with a morning coffee or enjoy long summer evenings with friends. We have absolutely loved living here and hope the next owners will love it just as much!"



Garden Flat, 79 Ashley Down Road, Bishopston, Bristol BS7 9JT

Approximate Gross Internal Area = 57.77 sq m / 621.83 sq ft



Ground Floor

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales