



£375,000

2 Southampton Gardens, Ashley Down, Bristol, BS7 9HB

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

2 Southampton Gardens Ashley Down, Bristol, BS7 9HB

Tucked away in a quiet cul-de-sac in Ashley Down is this two double bedroom, mid-terraced modern home. Built in 2001, the property includes a generous south-west facing rear garden, two allocated parking spaces and a convenient location close to local amenities.

Ground floor accommodation comprises; Main entrance into the hallway, with storage cupboard and a downstairs W/C cloakroom. To the front of the property is a fitted kitchen, fitted 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 splash backs.

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 in this space also provides access to the first floor bedrooms and family bathroom. The principal bedroom is to the rear, benefitting a pleasant outlook onto the rear garden, built in wardrobes and useful cupboard. The



second double bedroom is to the front, spanning the width of the property and currently occupied as a home office, with twin double glazed windows overlooking neighbouring homes within Southampton Gardens. The bathroom, sits centrally on the landing and is complete with tiled splash backs, patterned flooring and a modern white suite.

Externally, the property bears a modern red brick facade, with a private lawn and path leading to the front door. Further there are two allocated parking spaces, and storage for bins and recycling. To the rear, the garden benefits a south-west facing aspect and is divided into two sections. Beyond the french doors, there is a paved seating area, ideal for al-fresco dining, with a large lawn beyond. There is also the added benefit of rear access and a garden shed for further storage.

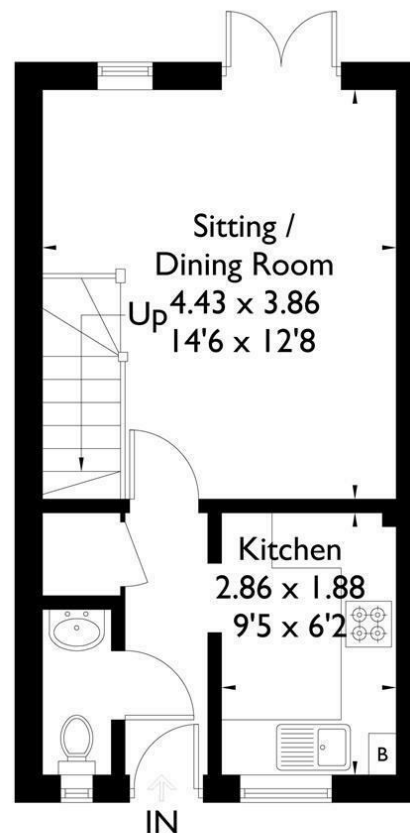
2 Southampton Gardens is a practical property in a very sought-after location while offering many practical features such as double glazed windows throughout. The property is within easy access to Gloucester Road, the Lazy Dog Pub, Ashley Down & Brunel Fields Primary Schools, Lidl and Aldi. Additionally, the loft has been boarded and fitted with electric sockets and lighting to create a valuable storage space.



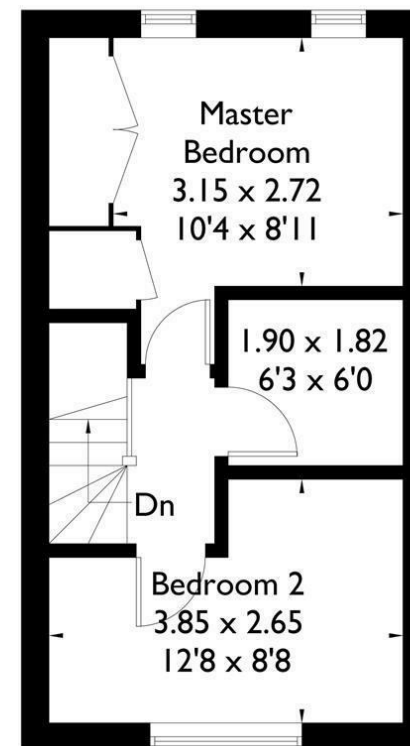


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Approximate Gross Internal Area
57.4 sq m / 618 sq ft



Ground Floor



First Floor

Floorplanz © 2017
0203 9056099 Ref: 187049

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	89		
	72		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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