



£425,000

9 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

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A period two double bedroom home is located on Ashgrove Avenue in popular Ashley Down. Lovingly updated by the current owners, the space briefly comprises; open plan kitchen/diner, living room, two double bedrooms, a family bathroom and a rear garden.

The accommodation on the ground floor comprises a living room with a bay window with double glazed windows, ceiling cornice and a cast iron fireplace. Adjacent, is the light and bright dining area, with french doors that seamlessly connect to the rear garden, benefitting stripped wood floors and a log burning fireplace and an open stair case with storage opportunity beneath. To the rear is the kitchen, featuring a range of wall and base units in a shaker style with wood worktops. The kitchen further benefits an integrated oven, gas hob and dishwasher and metro tiles splashbacks

On the first floor, the principal bedroom at the front of the property, this room spans the full width of the house and features a double glazed window providing a pleasant outlook onto Ashgrove Avenue. Adjacent, you have the second double



bedroom which features fitted carpets and a double glazed window looking out to the rear garden.

Completing this floor is the large family bathroom, which features a three piece suite with a bath and shower over, wash hand basin and W/C. There is an airing cupboard which houses the combination boiler.

Externally, the property bears a rendered Victorian facader with a low maintenance garden. While to the rear, the garden is divided into two sections. There is a paved seated area, which leads onto laid lawn screened by a mature tree.

9 Ashgrove Avenue has been well-finished throughout and feels light and bright. Located on a quiet street and close to the excellent local schools, shops and restaurants on Gloucester road and a three-minute walk to the newly opened Ashley Down train station.





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Approximate Gross Internal Area = 82.39 sq m / 886.83 sq ft

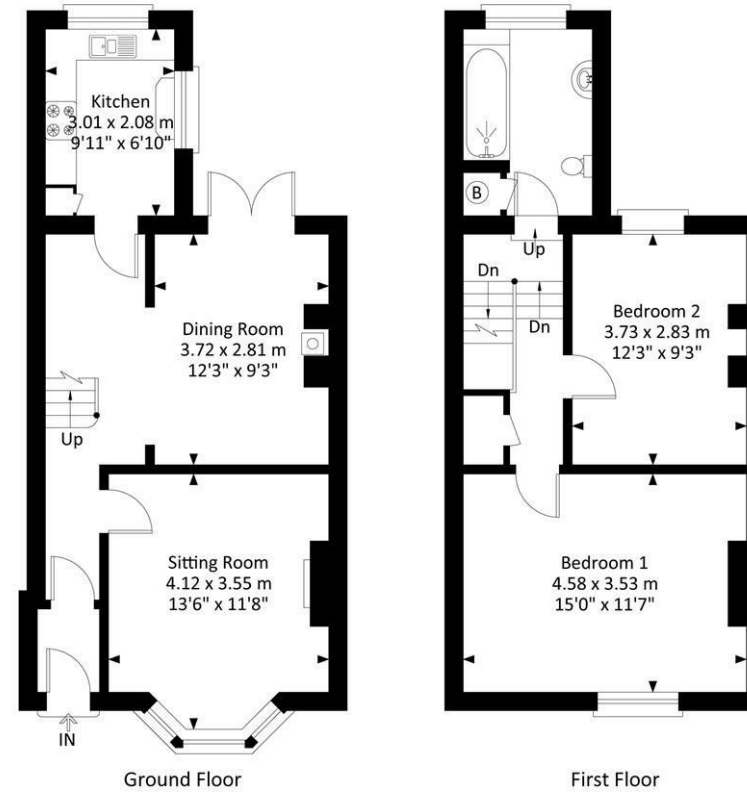
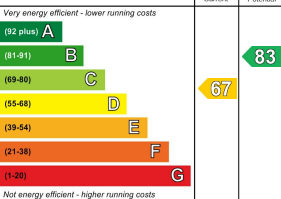
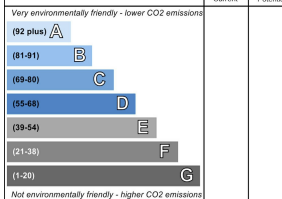


Illustration for identification purposes only, measurements and approximate, not to scale.

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	

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