

elephant 



£475,000

3B Ashley Down Road, Ashley Down, Bristol, BS7 9JN

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

3B Ashley Down Road Ashley Down, Bristol, BS7 9JN

An immaculately presented and stylish four double-bedroom modern townhouse situated in a prime location within Ashley Down. Located just a stone's throw away from Gloucester Road this spacious property is spread over three floors and offers excellent value for money. Features include an open-plan kitchen/diner/living area, a separate utility and downstairs W/C, two further bathrooms, a landscaped south-facing garden with rear access and an allocated parking space.

Accommodation comprises; Main entrance that leads into a hallway with a separate utility room and w/c. a further storage cupboard is located under the stairs. The hallway leads through to the rear of the property to a light and bright open plan kitchen/living/diner. The contemporary kitchen is finished with a range of shaker style wall and base units with solid wood work-tops, metro tiled splashback and an array of integrated appliances. beyond the kitchen is a dining/living area that is bathed in natural light thanks to a set of patio doors that lead seamlessly out onto the rear garden and connect both spaces together.

On the first floor are two double bedrooms and a family bathroom, bedroom one is located at the front of the house and spans the full width of the property. Next door is a smartly finished bathroom featuring a modern



white suite with stainless steel fittings, floor-to-ceiling tiles and a tiled floor. An identical size to bedroom one, bedroom two is located at the rear of the floor and benefits from a pleasant outlook overlooking the rear garden. A staircase leads up to the top floor to two further double bedrooms and a shower room with Jack and Jill door. The master bedroom with en-suite is at the rear whilst the fourth bedroom which is currently being used as a snug benefits from roof-top views across Ashley Down and beyond.

Externally the sunny rear garden has a Southerly facing aspect and is presented in two sections consisting of a paved patio/seating area that steps up to a further shale patio and storage shed whilst a secure gate provides useful rear access. The property also benefits from an allocated parking space in a private car park located at the rear.

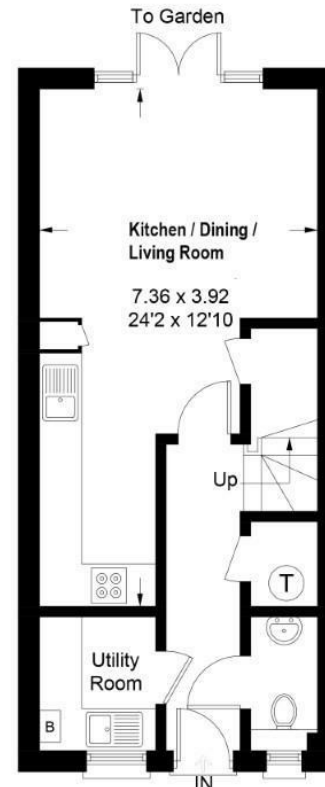
3b Ashley Down Road is a beautifully presented property that provides good access to two highly regarded primary schools: Brunel Field and Ashley Down, along with a range of local shops on Ashley Down Road and is only a short walk from the bars and restaurants of Gloucester road.



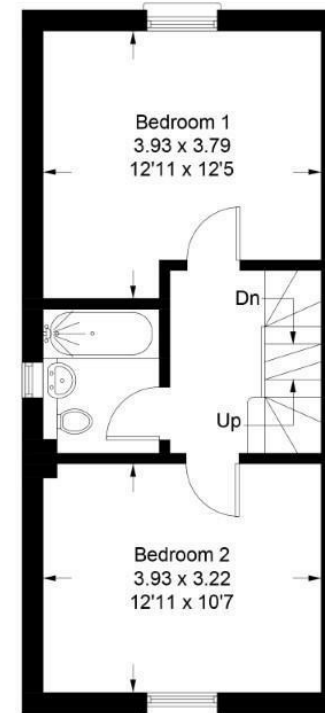


Ashley Down Road, Bristol, BS7 9JN

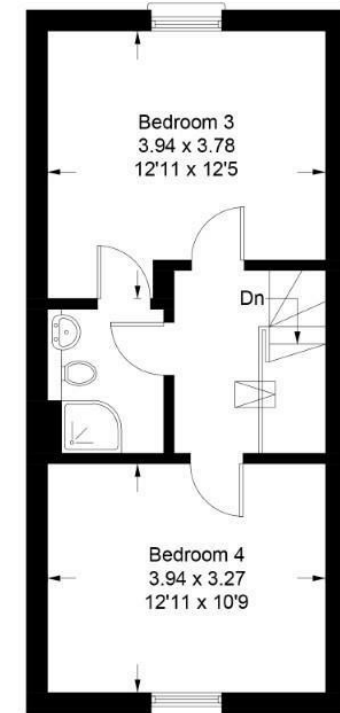
Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID746297)



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	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.