

elephant 



£625,000

32 Ash Road, Horfield, Bristol, BS7 8RN

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## 32 Ash Road Horfield, Bristol, BS7 8RN

An attractive double bay, Victorian built home with three double bedrooms and a south-west facing garden situated between Gloucester Road and Horfield common.

The accommodation on the ground floor comprises living room with a bay window with double glazed UPVC sash windows, ceiling coving, wood floors, decorative fireplace and a built in unit and shelving. The adjacent second reception room also has wood floors, a storage space within the chimney breast and useful shelving next to this within the recess. To the rear, there is a kitchen diner, offering dual aspect windows and patio doors that seamlessly connect to the rear garden. The kitchen is fitted with a range of contemporary wall and base units with Quartz worktops over and decorative splashbacks. To the rear of this space is a light and bright dining area, providing ample space for furnishing.

Stairs rise to the first floor to two double bedrooms and a spacious family bathroom. To the front is a double bedroom spanning the full width of the property, benefitting a bay with double glazed UPVC sash windows, built-in wardrobes and a feature fireplace. While the next door double bedroom benefits a double glazed window, that overlooks the side garden. The family bathroom is located to the rear, benefitting a four piece suite which includes a double length walk in shower, separate bath, wash hand basin and a W/C.

A further staircase leads up to the top floor to the principal bedroom, spanning the full depth of the house and providing rooftop views across the city. The bedroom benefits dual aspect windows, with skylight windows to the front and double glazing to the rear, further eaves storage and ample space for furnishing. The bedroom has a modern shower en-suite with a



skylight window.

Externally to the front, the property bears a red brick Victorian facade with Bath stone accents, with a low maintenance front garden and tiled path to the front door. To the rear, the garden is divided into three sections and benefits south-west orientation. Beyond the dining room there is a seated paved area, which continues to the side garden. Beyond is laid to lawn, surrounded by flower beds, mature shrubs and trees. At the end of the garden is a seated paved area with a pergola to enjoy the last rays of the summer sunshine.

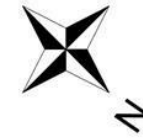
32 Ash Road is a lovely and spacious family home, it is in easy reach of all the amenities of Gloucester Road while being close to Horfield common with its tennis courts, play area and the Ardagh cafe. The property falls inside Bishop Road APR.



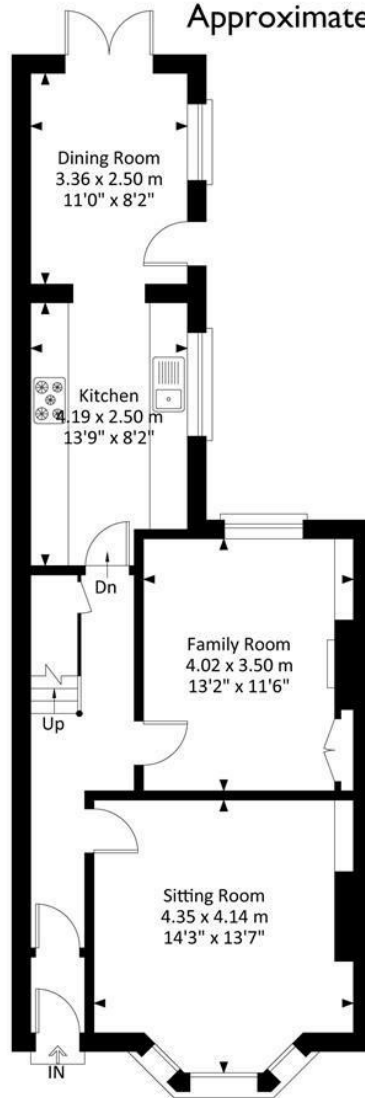


# 32 Ash Road, Bishopston, Bristol, BS7 8RN

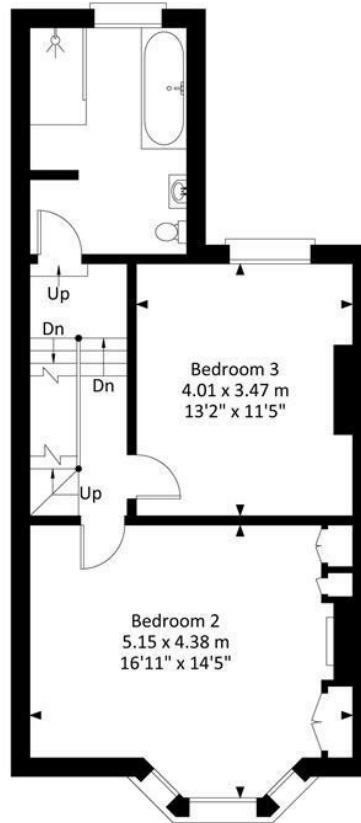
Approximate Gross Internal Area = 142.71 sq m / 1536.11 sq ft  
(Excluding Eaves Storage)



 = Reduced Head Height



Ground Floor



First Floor



Second Floor

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

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



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