



£575,000

12 Bromley Road, Ashley Down, Bristol, BS7 9JB

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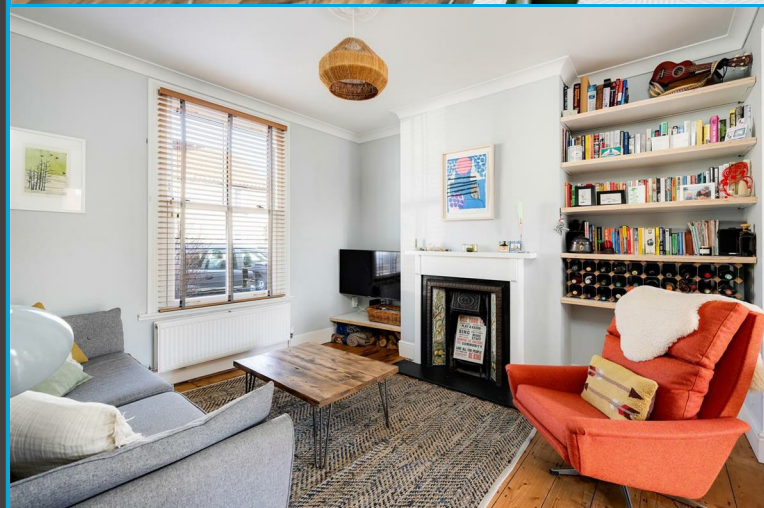
12 Bromley Road Ashley Down, Bristol, BS7 9JB

A beautifully presented three-storey Victorian home located on one of Ashley Down's most desirable roads. This property has a lot to offer and has been tastefully finished throughout. Key features include three double bedrooms, open plan reception rooms, a stylish family bathroom, principal bedroom with en-suite and a landscaped south-east facing rear garden.

Ground floor accommodation comprises; Main entrance into a hallway with storage cupboard incorporated underneath the staircase. The two reception rooms have been opened, creating a light and bright space. At the front of the property is a living room with double glazed sash window, feature decorative fireplace and ceiling coving. Adjacent, the dining room, with patio doors that seamlessly connects to the mature rear garden. At the rear of the ground floor, the kitchen has been fitted with a range of contemporary base units with contrasting worktops and white metro tiled-splash-backs. Dual aspect double glazed windows provide a pleasant outlook onto the rear garden.

On the first floor are two double bedrooms and a family bathroom. At the front of the house is a double bedroom which spans the full width of the property, featuring fitted wardrobes and a double glazed sash window providing a pleasant view onto Bromley Road. Adjacent and sitting centrally is another double bedroom two and is currently used as a child's bedroom. Completing the floor is a recently fitted, stylish family bathroom with a modern white suite including a bath with shower over, striking square tiled splash-backs,, stainless steel fittings and housing the combination boiler.

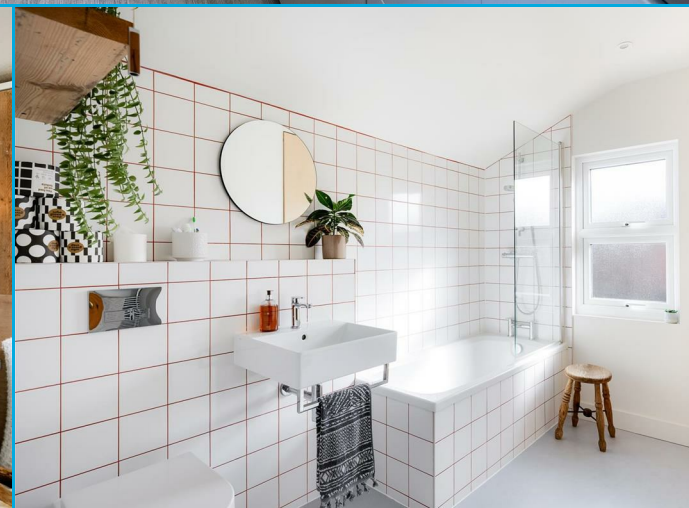
Occupying the top floor is the recently converted principal bedroom, which spans the full depth of the house. The impressive bedroom benefits from rooftop



views across the city via a Juliet balcony and a smartly finished en-suite shower room. There is also plenty of useful storage located in the eaves.

Externally, the property possesses the classic brick-fronted Victorian facade, whilst the circa 60ft south-east facing rear garden has been presented in three sections, consisting of a paved patio/seating area, the middle section of laid to lawn enclosed by flower beds. A second seated area is located at the rear of the garden and surrounded by an array of mature plants, shrubs and enclosed by a stone wall. There is also further scope to extend the kitchen area into the side return subject to the usual consent.

12 Bromley Road is a charming property, providing spacious accommodation over three levels. The property is ideally located on a quiet neighbourly road within just a short walk to all of the amenities on Gloucester Road as well as falling within catchment to the highly regarded Ashley Down, Brunel Fields and Fairfield schools.





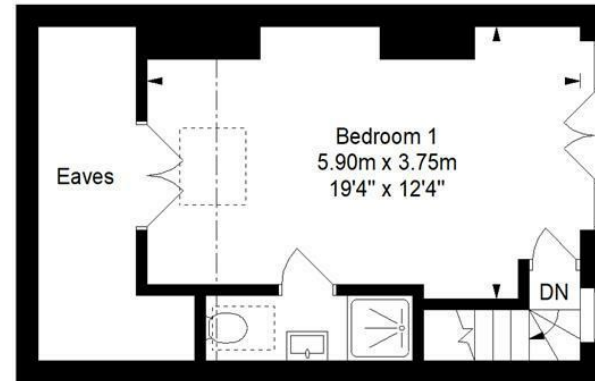
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Approximate Gross Internal Area = 109.0 sq m/ 1173.3 sq ft
(Excludes Reduced Headroom Area/ Eaves)

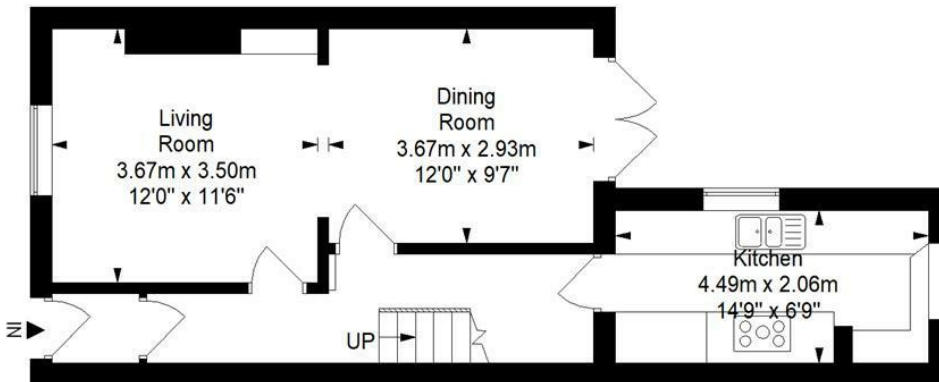
Reduced Headroom Area/ Eaves = 11.3 sq m/ 121.6 sq ft

Total Area = 120.3 sq m/ 1294.9 sq ft

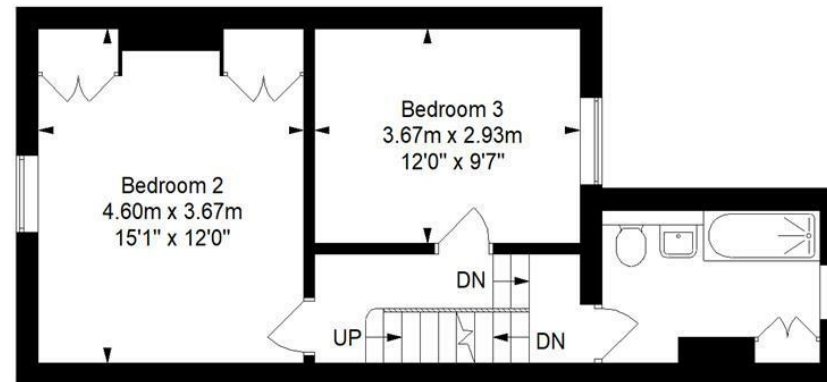
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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