



£420,000

17 Bromley Road, Ashley Down, Bristol, BS7 9JA

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## 17 Bromley Road Ashley Down, Bristol, BS7 9JA

A charming two double-bedroom cottage located in Ashley Down dating back to the 1850s with a driveway and single garage. This semi-detached home has real charm and character, only moments away from Gloucester Road and the local bars and restaurants.

The accommodation comprises a main entrance that leads into the hallway. At the front of the house is a cosy living room with wooden floors. Across the hall is the kitchen/diner fitted with a range of wall and base units, integrated appliances such as electric oven and gas hob whilst providing space for fridge/freezer, dishwasher and washing machine.

Rising to the first floor there are two double bedrooms. The master bedroom at the front of the house looks out onto Bromley Road, benefiting from a built in wardrobe and stripped wood floors. The second double bedroom is to the rear overlooking the mature garden.

Externally to the rear, the garden has an open aspect, planted beds and side access leading to the driveway via the garage.



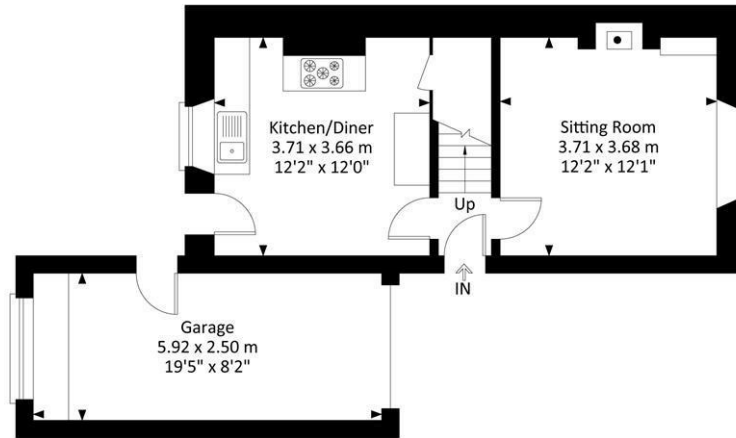
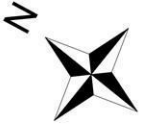
To the side of the property you have a single garage and driveway allowing parking for two cars.

17 Bromley Road is a unique and lovely example of a period home. Located on a quiet, popular and friendly street which falls within the catchment area for Ashley Down Primary School.

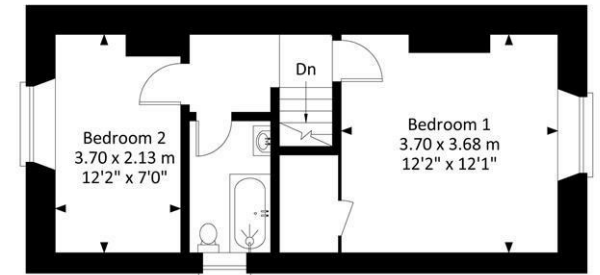




**17 Bromley Road, Bristol, BS7 9JA**  
 Approximate Gross Internal Area = 63.37 sq m / 682.10 sq ft  
 Garage Area = 14.80 sq m / 159.30 sq ft  
 Total Area = 78.17 sq m / 841.40 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>88</b>	(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.