



Garden Flat, 79 Ashley Down Road, Bristol

Guide Price £325,000

Garden Flat

79 Ashley Down Road, Bristol

- EPC Rating D (67)
- Council tax band B
- Two bedroom garden flat
- No Service charge
- Private rear garden with side access
- Lease length 977 Years
- No Ground rent
- Finished to a high standard throughout

Located on Ashley Down Road is this light and bright two-bedroom garden flat, featuring a separate reception room with bay window, two double bedrooms and a south east facing garden.

As you enter the property, you have a separate reception room with wooden flooring, a bay window overlooking the front garden and a fireplace. In the middle of the property is the kitchen, which features a range of wall and base units. An integrated oven and hob with extractor above, and under-counter space for dishwasher, fridge, freezer and washing machine.

A hallway leads off the kitchen towards the rear of the flat that allows access to the family bathroom, which comprises tiled flooring, a bath with glazed panel screen and shower overhead, metro tiles to the walls, a w/c and wash basin.

At the rear of the property and overlooking the private rear garden are the two bedrooms. Both bedrooms have direct access to the garden, which helps them both to feel light and airy. The second bedroom is currently used as a home office but would fit a double bed. This room further benefits from built-in storage to maximise the floor space.



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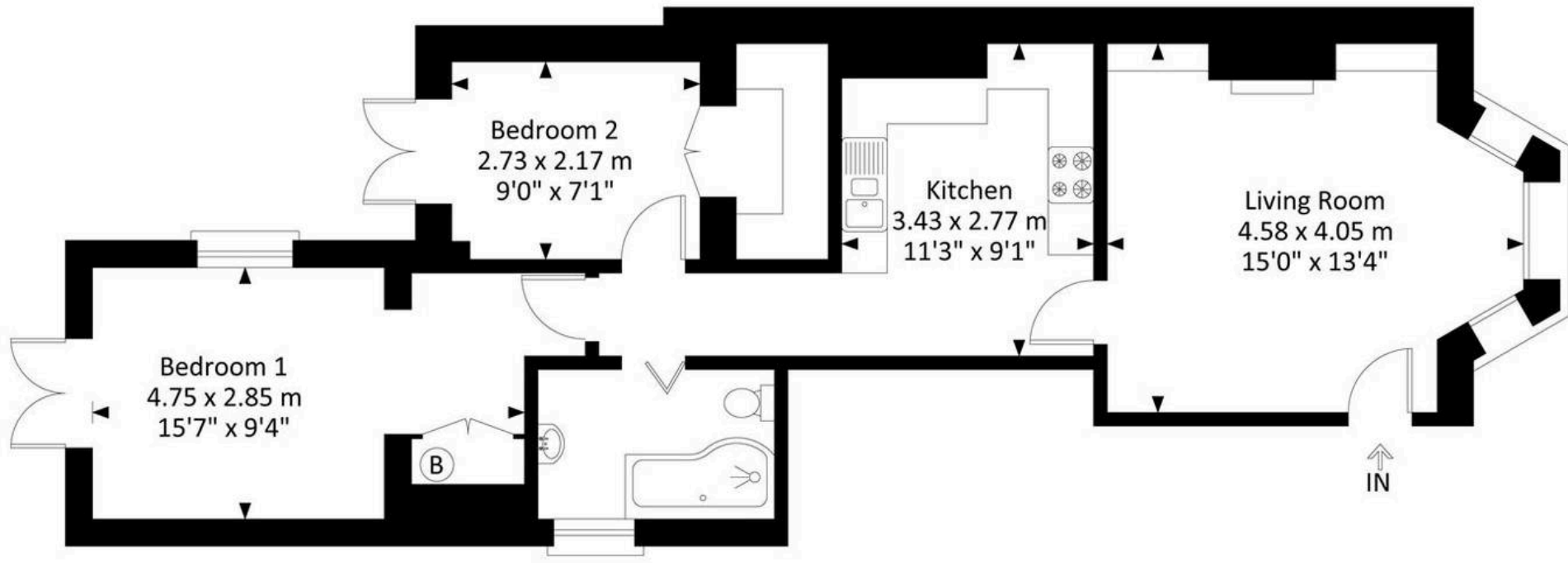
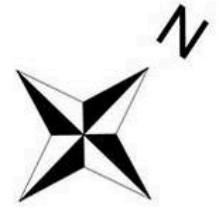


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Garden Flat, 79 Ashley Down Road, Bishopston, Bristol BS7 9JT

Approximate Gross Internal Area = 57.77 sq m / 621.83 sq ft



Ground Floor

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



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