



19 Ashgrove Avenue, Bristol
£575,000

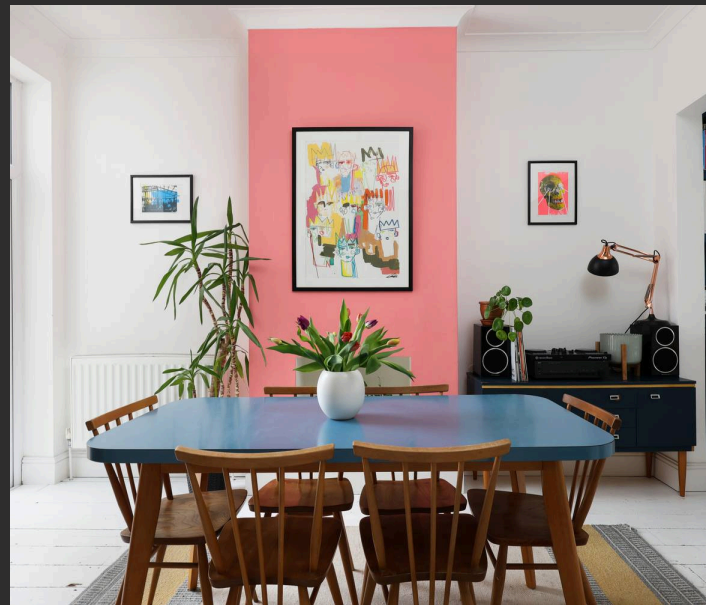
19 Ashgrove Avenue

Bristol

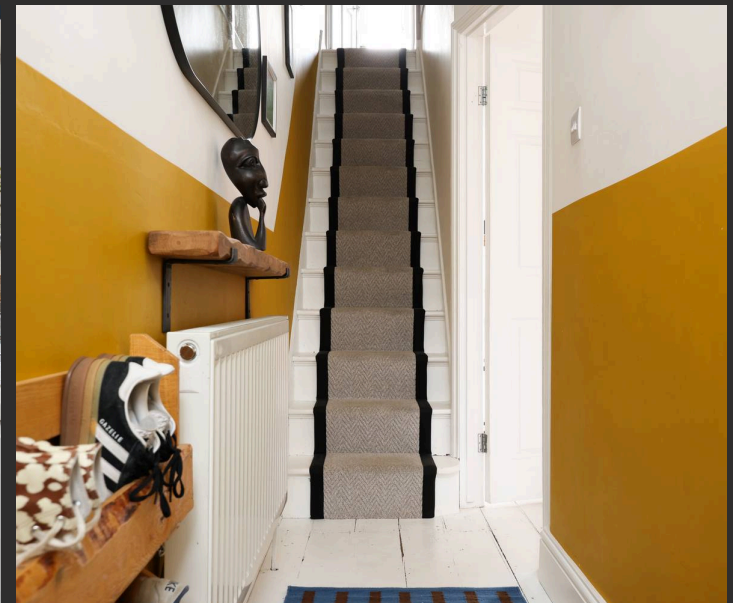
- Well-presented throughout
- Victorian terrace
- Open plan reception rooms
- Kitchen with bi-fold doors
- Three double bedrooms
- Four piece family bathroom & ground floor W/C
- Mature rear garden circa 40ft
- Close to Ashley Down train station
- Close to Gloucester Road & Purdown
- 1263.79sqft

This beautifully presented Victorian terrace offers a blend of period charm and contemporary living, located on a popular road within Ashley Down.

Extending to approximately 1,263 square feet, the accommodation is thoughtfully arranged across three floors, beginning with an inviting entrance hall, with stairs leading to the first floor and the entrance to the open-plan reception rooms. The reception rooms have been opened to create a light and airy space, providing dual aspect windows providing plenty of natural light. To the front is the sitting room, which features painted wood floors, double-glazed windows to the front with bespoke shelving within the alcoves. Sitting centrally is the second reception room, which is currently occupied as a dining space. The space benefits painted wood floors and double-glazed French doors leading out to the side garden. The modern kitchen is to the rear, featuring sleek cabinetry, integrated appliances, and stylish worktops, with bi-fold doors creating a seamless connection to the garden and inviting the outside in. A practical ground-floor W/C adds convenience for family and guests.



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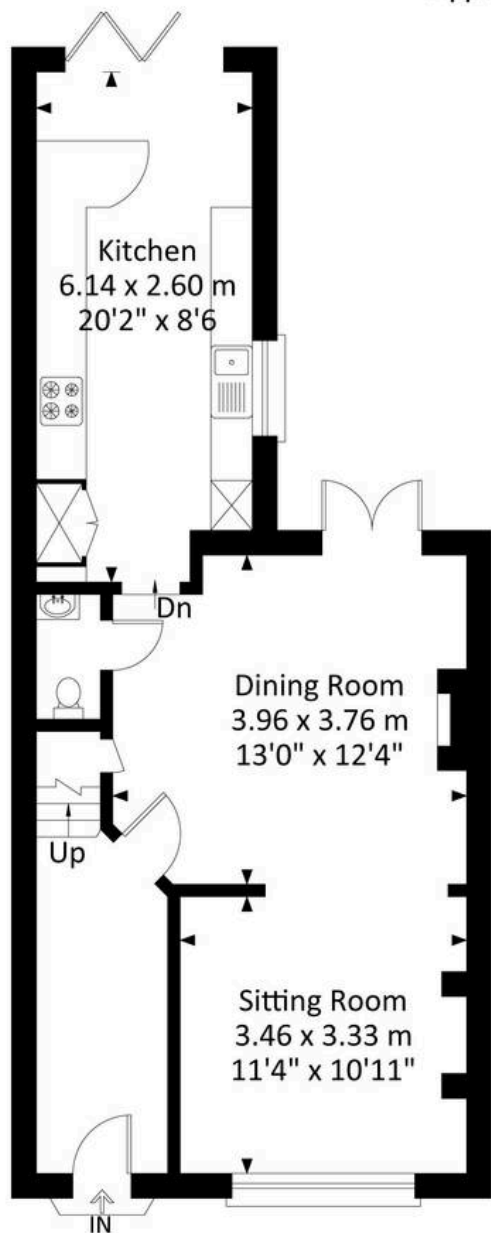


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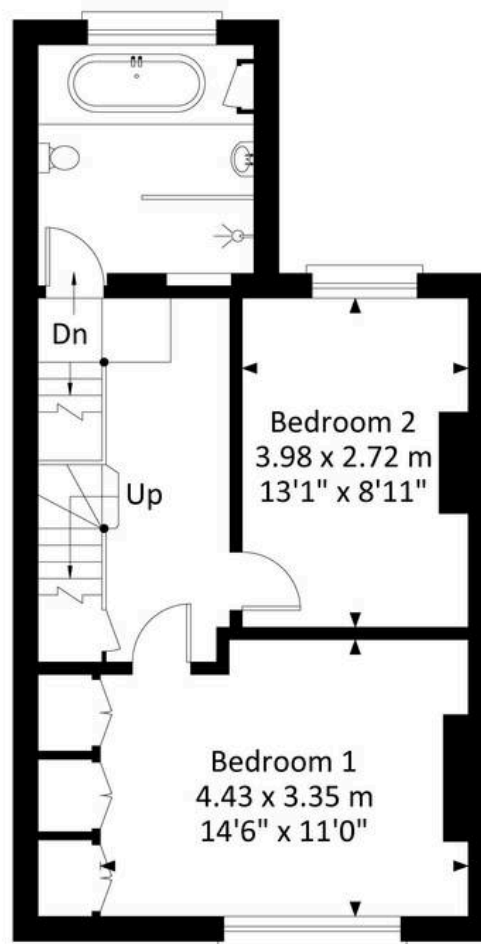


19 Ashgrove Avenue, Ashley Down, Bristol, BS7 9LJ 1


Approximate Gross Internal Area = 117.41 sq m / 1263.79 sq ft
(Excluding Eaves Storage)

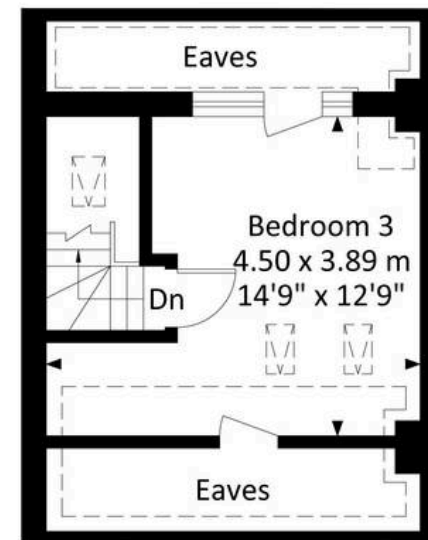


Ground Floor



First Floor

 = Reduced Headroom Below



Second Floor

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



Elephant Estate Agents

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