



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Ashgrove Road,  
Bedminster,  
Bristol,  
BS3 3JP

Offers over  
£350,000

**Entrance Lobby****3'3 x 2'8**

0.99 x 0.81m

**Entrance Hall****10'1 x 2'8**

3.07 x 0.81m

**Lounge****13' into bay x 10' max**

3.96 x 3.05m

**Dining Room****12'1 x 13'1**

3.68 x 3.99m

**Kitchen****10'8 x 7'5**

3.25 x 2.26m

**First Floor Landing****Bedroom 1****10'10 x 13'1**

3.3 x 3.99m

**Bedroom 2****12'1 x 10'**

3.68 x 3.05m

**Bathroom****10'5 max x 7'5**

3.17 max x 2.26m

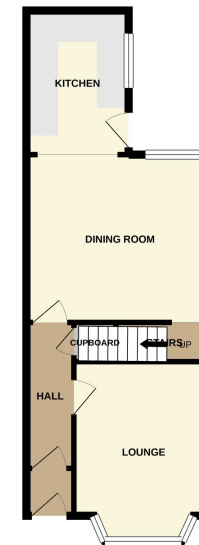
**Rear Garden****22'8 x 13'4 plus side****return 14'4 x 4'10**

6.91 x 4.1m, plus side

return 4.37 x 1.47m



A well maintained Victorian terrace with original fireplace, set on a pleasant quiet street, yet very convenient for all the local amenities on North St and the city beyond. Features include exposed floorboards and period fireplaces, and briefly comprises; entrance lobby, hall, lounge with bay window to the front, separate dining room opening to modern fitted kitchen to the rear. Upstairs are 2 double bedrooms and a generous white bathroom suite with separate shower cubicle. Outside a few steps lead to a pleasant enclosed decked rear garden, with sheds & wc.

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items, are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan, like all floorplans, is only a guide and should not be relied on by any prospective purchaser. The true nature, extent and quality of the property can only be ascertained by a qualified surveyor or other professional. The information, views and opinions herein are those of the agent and do not constitute an offer of any financial product or service. Please call 0202 888 8888 for more information.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster.html>