



19 Ashgrove Road, Bedminster, Bristol, BS3 3JP



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Three bedrooms
- Laid out over 3 floors
- Pleasant road, convenient for North St
- Victorian terrace
- Raised decked rear garden
- Flexible accommodation

A light and airy 3 bedroom Victorian terrace, laid out over 3 floors, with a sunny decked raised courtyard rear garden with gated rear access. The property is set on a pleasant road, in elevated position accessed from the front by a few steps, and comprising; entrance lobby & hall, lounge with bay window to front, separate dining room, open plan to the kitchen, downstairs utility/wc beyond. To the first floor and 2 bedrooms and a modern white bathroom suite, with a further staircase to bedroom 3. Conveniently located to extensive local amenities.



Entrance Lobby & Hall

Lounge

13'5 into bay x 10'3

4.09 into bay x 3.12m

Dining Room

12' x 13'5

3.66 x 4.09m, opening to

Kitchen

11'3 x 7'3

3.43 x 2.21m

Utility/WC

6' x 7'2

1.83 x 2.18m

Bedroom 1

10'10 x 13'3

3.3 x 4.04m

Bedroom 2

9'4 x 10'2 max

2.84 x 3.1m max

Bathroom

9'8 min x 7'6

2.95 min x 2.29m

Bedroom 3

12'11 x 9'2

3.94 x 2.79m

Rear Garden

20' x 13'

6.1 x 3.96m +side return

GROUND FLOOR
465 sq ft (43.2 sq m) approx.



1ST FLOOR
413 sq ft (38.3 sq m) approx.



2ND FLOOR
194 sq ft (17.9 sq m) approx.



TOTAL FLOOR AREA: 1072 sq ft (99.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0048-2842-6080-9329-4855>

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



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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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