



urbanlighthouse
INDEPENDENT ESTATE AGENT

Luckwell Road,
Ashton,
Bristol,
BS3 3EW

£400,000

Entrance Hall 14'8 x 3'

Open Plan Lounge / Diner 27'9 max into bay x 11'5 max (8.5 x 3.5m)

Lounge area 13'5 into bay x 11'2 (4.08 x 3.4m)

Dining area 13'3 x 9'4 (4.03 x 2.84m)

Kitchen 13'6 x 9'2 (4.11 x 2.79m)

Downstairs Bathroom 5'11 x 8'9 (1.80 x 2.66m)

Utility Lobby 3.1 x 5'6 x (0.94 x 1.7m)

First Floor Landing

Bedroom 1 14'6 max x 13'9 into bay (4.41 x 4.19m)

Bedroom 2 13'4 x 9'4 (4.06 x 2.84m)

Bedroom 3/Study 9'1 x 7'3 max (2.76 x 2.20m)

Shower Room 5'10 x 3'8 max (1.77 x 1.11m)

Rear Courtyard 22'5 x 13'5 (6.83 x 4.09m) plus side return



A well presented 3 bedroom Victorian mid terrace home, conveniently located just off North Street with its extensive range of amenities. With open plan living space, a ground floor bathroom, spacious kitchen plus utility cupboard downstairs. Upstairs are 2 double bedrooms and 1 single and a cleverly designed modern shower room. Outside is a mature rear garden with elevated artificial lawn. Also benefitting from gas central heating and double glazing. See the link on the details for further information about the local area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		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 ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			79
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 979 sq. ft. (91.0 sq. m.) approx.
* whilst every effort has been made to ensure the accuracy of the floorplan and other measurements of doors, windows, stairs and any other items the appropriate and/or responsibility is taken for any errors, omissions or misstatements. This plan is for descriptive purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time.
Made with Metagon 10/2007

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