



G R E G O R Y S
— E S T A T E A G E N T S —

9 Ashcroft Avenue
Bristol, BS31 2EX

£330,000



Open plan living at its finest! This spacious terraced home is positioned within easy reach of Keynsham High Street and benefits a 65ft south, westerly rear garden and a driveway providing off street parking for 2/3 vehicles. Internally the property have been enhanced to the ground floor and now offers one large open plan living space. Within this room an impressive contemporary kitchen offers an abundance of fitted cupboards and work top space. The ground floor offers further potential by way of the outbuildings, with the opportunity to convert this area into a utility room, cloakroom and even home office very much apparent. To the first floor three bedrooms, all offering generous proportions and the bathroom can be found. The property is presented to an excellent decorative standard having been the subject of an extensive list of renovations over the years.

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ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door with obscure double glazed window to the front aspect, stairs leading to the first floor with under stairs storage recess, laminate flooring, radiator, door to the kitchen

OPEN PLAN KITCHEN / LOUNGE & DINING ROOM 22' 3" x 19' 8" (6.78m x 6.00m)

Double glazed window to the front aspect, two double glazed windows to the rear aspect, door to the utility area, two radiator, laminate flooring, spot lighting including feature spot lighting in the lounge area. The kitchen comprises a large number of matching wall units with work surfaces over, ceramic one and half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated dishwasher, washing machine, fridge / freezer, double oven and electric hob with extractor hood over.

OUTBUILDINGS 24' 7" x 8' 6" (7.50m x 2.60m)

Currently arranged as a utility area / secure storage. Upvc door leading from the side passageway to the front aspect, Upvc door to the garden, power and light supply, further storage room, storage cupboard, pipework in place for plumbing to be connected, two double glazed windows to the garden

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, spot lighting, doors to rooms

BEDROOM ONE 15' 3" x 9' 2" (4.65m x 2.80m)

(Measurement not including the wardrobe recess) Two double glazed windows to the rear aspect, radiator

BEDROOM TWO 11' 10" x 10' 6" (3.60m x 3.20m)

(Measurement not including the wardrobe recess) Two double glazed windows to the front aspect, radiator

BEDROOM THREE 9' 9" x 7' 5" (2.96m x 2.25m)

Double glazed window to the front aspect, radiator

BATHROOM 6' 8" x 5' 9" (2.02m x 1.75m)

A contemporary three piece white suite comprising a 'P' shaped panelled bath with mains controlled shower with rainfall shower head over, a low level wc and wash hand basin set in vanity unit with storage under. Tiled walls and flooring, chrome heated towel radiator, obscure double glazed window to the rear aspect

FRONT ASPECT

A block paved driveway providing off street parking for 2/3 vehicles, shared pedestrian access to the rear Upvc entrance door

REAR ASPECT

Enjoying a south westerly orientation and measuring approx. 65ft in length. An extended patio laid to paving with sleeper steps leading to an area of lawn. Further decked area to the rear of the garden. Outside sockets and tap, enclosed by boundary wall and fencing





Ground Floor
649 sq.ft. (60.3 sq.m.) approx.

1st Floor
484 sq.ft. (45.0 sq.m.) approx.

