



Swiss Drive, Ashton Vale, Bristol, BS3 2RS

- Stunning Condition
- Single Garage
- Four Piece Bathroom
- Large Garden
- Ideal For Families
- No Onward Chain
- New Kitchen
- Off Street Parking
- Superb Location
- Recently decorated & new flooring throughout

Asking Price £450,000



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DESCRIPTION

Hunters present to the market this wonderfully presented three bedroom 1930s home in the heart of the popular Ashton Vale. Offering lovely and spacious accommodation throughout the property is sure to prove perfect for any family or couple looking for a home thats been thoughtfully renovated to a 'turn-key' standard.

As you enter the property you are greeted by the charming entrance porch and hallway. The kitchen affords a 'shaker' set of units, complete contrasting worktops & built in appliances, its been slightly extended to offer a view over the garden and a skylight. The living room sits to the front and boasts a bay window, there is also a separate dining room which offers french doors the rear garden. Upstairs there are three bedrooms, two of which will fit double beds, the bathroom has been extended to offer a newly installed four-piece suite.

Outside the rear garden boasts a large patio area, with the remainder being laid with lawn, there is also access to the single garage which can also be accessed via an up & over door from the secure rear lane.

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9666-2898-6202-9191-4991>

living room

13'1" x 11'11"

dining room

12'0" x 10'2"

kitchen

16'8" x 7'2"

bedroom one

12'0" x 10'2"

bedroom two

11'11" x 9'9"

bedroom three

9'1" x 7'4"

garage

19'5" x 10'11"







TOTAL FLOOR AREA - 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.