



South Liberty Lane, , Bristol, BS3 2TJ

- Popular Ashton Vale Area
- Off Street Parking
- Enclosed Rear Garden With Rear Access
- Master Bedroom With En-Suite
- No Onward Chain
- Modern Kitchen/Diner
- Outbuilding With Power
- Stunningly Presented Throughout
- Local Amenities Nearby
- Spacious Accommodation

Offers In Excess Of £400,000

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Unexpectedly re-available

Hunters present to the market this wonderfully presented three bedroom home in the popular Ashton Vale. Offering lovely and spacious accommodation throughout the property its sure to prove perfect for any family or couple looking for a home thats been thoughtfully renovated throughout in this desirable family location.

As you enter the property you are greeted by the entrance porch and hallway, which opens to the beautifully presented living room. The kitchen affords a contemporary set of units, complete with breakfast bar and built in appliances. This opens to the dining space, which affords an outlook over the rear garden. Completing the downstairs accommodation is the large three piece bathroom. Upstairs there are three bedrooms, two of which will fit double beds. There is also a three piece ensuite shower room & access to the spacious loft which could double as a home office.

Outside the rear garden faces west making most of the afternoon sun, it boasts a large patio area, with the remainder being laid with lawn. There is access to the fully insulated garden room which boasts power and internet, there is also a secure gate which provides access to the private rear lane. Further benefit to this property is that its offered with no onward chain.

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 - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2864-5060-2809-3611>

living room
17'2" x 13'6"

kitchen
13'7" x 11'5"

dining area
13'7" x 7'0"

bathroom
16'1" x 5'1"

bedroom one
13'1" x 6'8"

ensuite
8'2" x 4'0"

bedroom two
10'11" x 7'6"

bedroom three
9'4" x 7'0"

garden room
15'5" x 14'0"



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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.



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