



South Liberty Lane, Ashton Vale, Bristol, BS3 2TH

- Substantial accommodation
- off street parking for several vehicles
- dual aspect living room
- ideal family home
- uPVC double glazed throughout
- detached workshop
- versatile living space
- Wraparound garden
- Gas central heating

£550,000

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Hunters are pleased to offer for sale this substantial (circa 2300sq ft) family home in the popular residential area of Ashton Vale. This property is truly unique, and is sure to prove perfect for anyone wanting a versatile, flexible and spacious home.

To the ground floor there is a large dual aspect living room, whilst the kitchen too offers a dual aspect, and is fitted with a range of units with contrasting worktops. To the first floor there are three double bedrooms, the largest of which offers an ensuite bathroom and study. Moving to the basement, which can be accessed both internally and externally there is a further living room, utility area, bathroom and the fourth bedroom.

Outside the property sits on a substantial plot, boasting large garden space and off street parking for numerous cars. There is also gated access and a rear garage that has been part converted with potential for further development (there is lapsed planning for a 1 bedroom apartment).

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

D

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7998-8965-7270-4386-1914>



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living room
19'9" x 16'4"

kitchen/ diner
10'0" x 20'4"

bedroom one
12'4" x 13'1"

bedroom two
10'2" x 11'5"

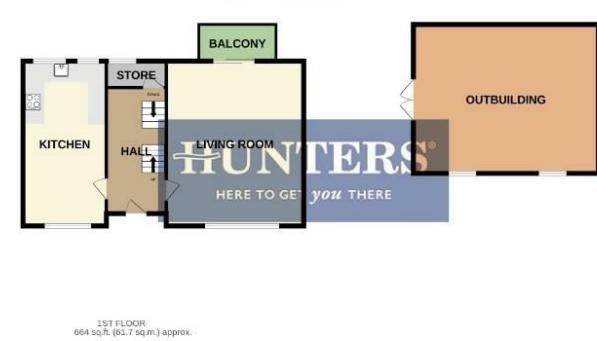
study area
6'9" x 6'5"

bedroom three
6'9" x 10'4"

bedroom four (in basement)
12'4" x 9'6"

basement living room
11'3" x 16'9"

basement utility
10'11" x 5'10"



Whilst every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings 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.