



## Luckwell Road, Ashton, Bristol, BS3 3EW

- Four Bedrooms
- Open Plan reception rooms
- stones throw from North Street
- Victorian Charm
- Council Tax Band B
- Loft Conversion with bathroom
- Large kitchen/ Diner
- Tiered Garden
- EPC Band D - New EPC on order
- complete chain

Offers In Excess Of £550,000

# Luckwell Road, Ashton, Bristol, BS3 3EW



A generously proportioned four-bedroom, three-storey home a stone's throw from North Street

Hunters are thrilled to present to the market this spacious four-bedroom home on Luckwell Road, just a stone's throw from the vibrant North Street. It's sure to prove perfect for a couple or family looking for a beautifully presented and versatile home, that's offered with a complete chain.

As you approach the property you are greeted by the tiled entrance porch, which opens to the hallway boasting clever under-stairs storage. The living area is a lovely and light open plan space thanks to the dual aspect windows. There is also a feature wood-burning stove. The kitchen/diner sits to the rear, overlooking the garden, and has been opened up creating an ideal socialising space.



Moving to the first floor, there are three bedrooms, two of which are generous doubles. There is also a three-piece shower room. The loft has been converted to become the master suite, complete with separate family bathroom. It's a light space boasting a number of skylights and a wonderful view of the suspension bridge. The rear garden has raised beds with established plants and trees and a patio seating area.

Luckwell Road sits on the edge of Ashton & Bedminster. It's an area popular with families and young couples due to its proximity to excellent local schools and amenities. A few moments walk are an array of local parks and vibrant North Street, known for its bars, cafes and restaurants. There are plenty of easy transport links from the house – Bristol's famous harbourside is a 15 min walk away and Parson Street train station (with quick links to Temple Meads) is a 10 min walk. Temple Meads station itself sits a 30 min walk away.



COUNCIL TAX BAND  
B

TENURE  
FREEHOLD

EPC BAND - D - A NEW EPC IS ON ORDER DUE TO RENOVATION WORK. NEW BAND TBC.



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living area  
13'9" x 11'1"

bedroom two  
14'5" x 13'9"

bedroom 1 (loft)  
15'2" x 12'4"

dining area  
13'5" x 9'3"

bedroom three  
13'3" x 9'6"

ensuite  
10'9" x 4'11"

kitchen/ diner  
20'4" x 9'2"

bedroom four  
9'1 x 7'2"



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 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](mailto: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.