

VICTORIAN SEMI DETACHED PROPERTY

NEWLY REFURBISHED AND EXTENDED

24' RECEPTION ROOM WITH FRENCH DOORS TO GARDEN

THREE BEDROOMS, BATHROOM

19' KITCHEN WITH FRENCH DOORS TO GARDEN

DETACHED DOUBLE GARAGE AND PARKING

FRONT GARDEN, PRIVATE REAR GARDEN

PROPERTY	51 Long Ashton Road, Long Ashton, Bristol BS41 9LN
PRICE	£425,000
TENURE	Freehold
DESCRIPTION	<p>A Victorian semi detached house which has period features such as stone mullioned windows, the property is in excellent condition, having been the subject of a complete refurbishment, to include new central heating and wiring, new fittings throughout. It is ready for a buyer to move into, with no upwards chain.</p> <p>The accommodation which has been sympathetically extended comprises porch and entrance hall, reception room with French doors to garden, 19' kitchen also with French doors to garden, and cloakroom/wc. On the first floor are three bedrooms and new bathroom. Outside is a newly constructed stone fronted detached double garage, parking on driveway, front garden and enclosed rear garden.</p>
LOCATION	The property is in one of the village's conservation areas, located on the right hand side of Long Ashton Road when approached from the Bristol direction.
AMENITIES	The property is convenient for village amenities as well as for Bristol city centre. Local shops, library, post office, two primary schools, churches and pubs are in the village, with nearby leisure facilities including several golf courses, the David Lloyd fitness centre and Ashton Court park.

APPROACH	Driveway and path to front door, stone built porch with quarry tiled floor.
HALLWAY	Original door to hallway, staircase to landing, understairs cupboard, radiator, front aspect double glazed stone mullion window.
RECEPTION ROOM	Circa 7.49m by 3.68m (24'7" by 12'1"), with television aerial point, two radiators, double glazed French doors to rear garden, front aspect double glazed stone mullioned window.
KITCHEN	Circa 5.79m by 2.92m (19' by 9'7"), with range of floor and wall cabinets with laminate worksurfaces over, white tiled surrounds, appliances including cooker and hob, fridge and dishwasher (to be installed on completion of the sale), one and a half bowl single drainer stainless steel sink unit, two radiators, double glazed stone mullioned windows on three sides, double glazed French doors to rear garden.
CLOAKROOM/WC	Off hallway, with low level w.c, pedestal wash basin, extractor unit.

FIRST FLOOR

LANDING	Turned staircase from hallway to first floor landing, walk in cupboard housing Vaillant gas fired combination boiler providing central heating and domestic hot water; front aspect stone mullioned double glazed window.
BEDROOM ONE	Circa 3.79m by 3.66m (12'5" by 12'), with radiator, front aspect stone mullioned double glazed window with views.
BEDROOM TWO	Circa 3.73m by 2.95m (12'3" by 9'8"), with radiator, rear aspect stone mullioned double glazed window overlooking garden.
BEDROOM THREE	Circa 2.92m by 2.67 (9'7" by 8'9"), with radiator, rear aspect stone mullioned double glazed window.
BATHROOM	With part tiled walls in cream, white suite comprising close coupled low level w.c, inset wash basin with cupboard under, bath with mains fed shower over, heated towel rail, side aspect stone mullioned double glazed window.
ROOF SPACE	The re-tiled roof is felted and insulated, accessed via hatch on landing.

OUTSIDE

- GARAGE** Circa 6.27m by 5.08m (20'7" by 16'8"), the detached garage has twin up and over doors, light and power, double glazed window.
- PARKING** Parking on driveway (to be finished with block paving).
- GARDENS** The front garden has stone walled boundary, lawned area and shrub borders. The rear garden has paved patio area and steps to large lawned area with mature tree, stone walled and fenced boundaries.
- SERVICES** Mains gas, electricity, water and drainage.
- COUNCIL TAX** The property is rated (North Somerset District Council) as Band E, currently payable at £1,742.70 per annum in 2011/12.
- VIEWING** Strictly by prior appointment only via the sole agents:
BEAUMONT ESTATES telephone **(01275) 393639**.