

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Ashcombe Crescent, Bristol, BS30

Approximate Area = 667 sq ft / 61.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1348408



30 Ashcombe Crescent, North Common, Bristol, BS30 5NX



£300,000

A well cared for two double bedroom semi detached home that's located within a quiet residential setting.

- Semi detached ▪ Entrance hallway ▪ Lounge ▪ Kitchen/breakfast room ▪ Conservatory ▪ Landing ▪ Two double bedrooms ▪ Bathroom ▪ Parking ▪ Garden



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30 Ashcombe Crescent, North Common, Bristol, BS30 5NX

Enjoying a peaceful residential setting, this well cared for two double bedroom semi-detached home offers sympathetically extended accommodation, ideal for both first-time buyers and those looking to downsize.

Internally, the property is entered via a useful entrance hallway which leads to a welcoming lounge. This in turn opens onto a full width kitchen with breakfast bar and a delightful conservatory that enjoys views over the rear garden. To the first floor, there are two double bedrooms, both with built-in storage, together with a modern three-piece bathroom.

Externally, the front of the property is predominantly laid to block paving, accessed via a dropped kerb and providing ample off-street parking. The rear garden features a patio area ideal for entertaining, a level lawn, and a useful timber shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 0.8m (5'6" x 2'7")

Double glazed window to side aspect, radiator, glazed door leading to lounge.

LOUNGE 4.8m x 3.7m (15'8" x 12'1")

Double glazed window to front aspect, radiators, power points, understairs storage cupboard, stairs rising to first floor landing, door leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 3.6m x 2.5m (11'9" x 8'2")

Double glazed window to rear aspect to conservatory. Kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, radiator, power points, splashbacks to all wet areas. Door leading to conservatory.

CONSERVATORY 3.2m x 2.6m (10'5" x 8'6")

Triple aspect double glazed windows to rear and side aspects, double glazed French doors to side aspect leading to garden, radiator, power points.

FIRST FLOOR

LANDING 1.8m x 0.9m (5'10" x 2'11")

Access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 3.7m x 2.7m (12'1" x 8'10")

Double glazed window to rear aspect overlooking rear garden, radiator, built in large storage cupboard, power points.

BEDROOM TWO 3.7m x 2.9m narrowing to 1.9m (12'1" x 9'6" narrowing to 6'2")

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

BATHROOM 2.8m x 1.7m (9'2" x 5'6")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb that provides off street parking for several vehicles. Well stocked flower beds with stone chipping area, path leading to front door, gated path leading to rear garden.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio seating area, well stocked flower beds, timber shed, gated access to front garden.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained. There are historic covenants on the property.

Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom)

