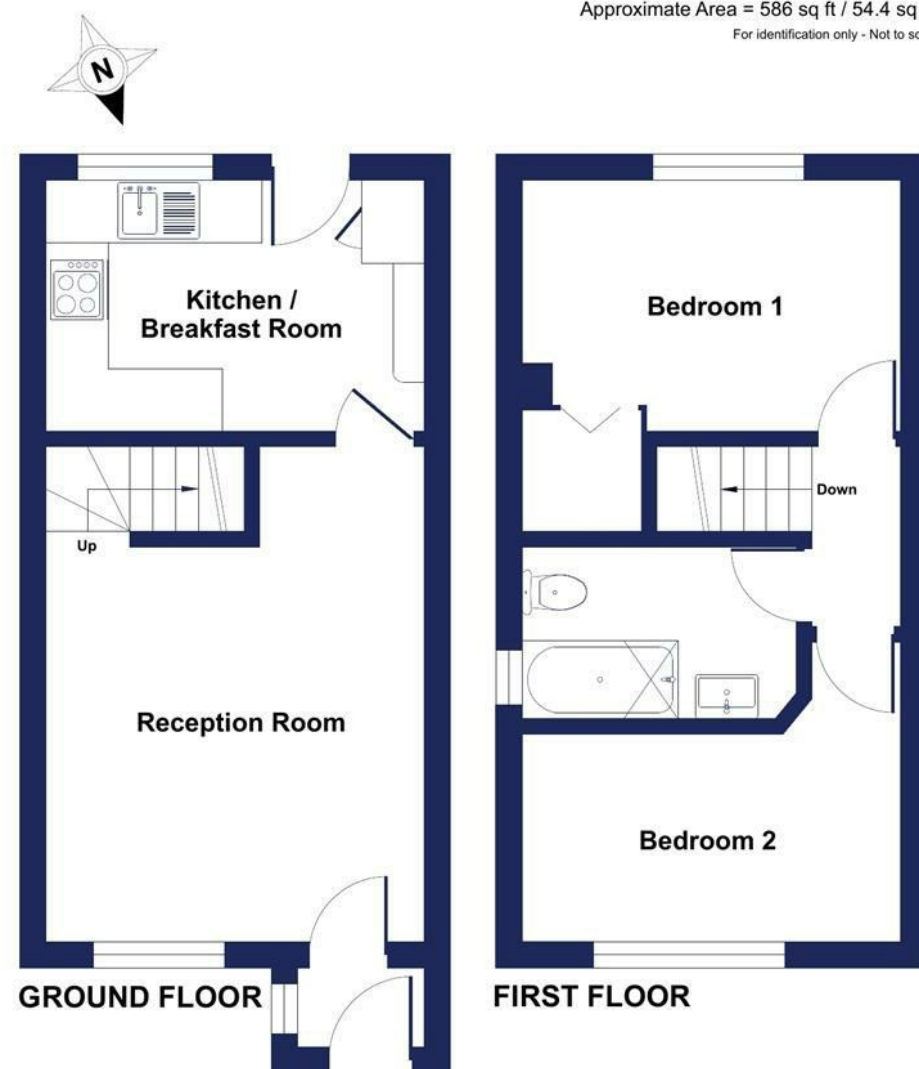


| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

Ashcombe Crescent, Bristol, BS30

Approximate Area = 586 sq ft / 54.4 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: 1329949



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



£295,000

A beautifully presented and cared for two bedroom semi detached home, ideal for first time buyers or those downsizing.

▪ Semi detached ▪ Entrance hall ▪ Reception room ▪ Kitchen/breakfast room ▪ Landing ▪ Two bedrooms ▪ Bathroom ▪ Driveway ▪ Rear garden ▪ Beautifully presented



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

Located within a peaceful residential neighbourhood, this beautifully maintained two bedroom semi detached home, makes an excellent opportunity for first time buyers or those seeking to downsize with ease.

Upon entering, you're welcomed by a practical entrance hall that leads into a generously sized reception room that opens to a contemporary kitchen/breakfast room. Upstairs, the property boasts two well proportioned bedrooms, complemented by a sleek, modern family bathroom.

Outside, the front garden is low maintenance, and a driveway positioned alongside the property accessed via a dropped kerb provides convenient off-street parking. The rear garden offers a combination of patio, lawn, and a stone chipping seating area ideal for alfresco dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALL 1.2m x 0.8m (3'11" x 2'7")

Double glazed window to side aspect and door to reception room.

RECEPTION ROOM 4.7m x 3.6m (15'5" x 11'9")

Double glazed window to front aspect, door to kitchen and staircase to first floor. Radiators and power points.

KITCHEN/BREAKFAST ROOM 3.6m x 2.4m (11'9" x 7'10")

Double glazed window and door to rear aspect, matching high gloss wall and base units with work surfaces over, integrated Bosch double oven and electric hob with extractor hood over. Space and plumbing for washing machine, sink and drainer with mixer tap over, tiled splashbacks and a work surface creating breakfast bar area. Gas combination Vaillant boiler in cupboard, radiator and power points.

FIRST FLOOR

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

Doors to first floor rooms and power points.

BEDROOM ONE 3.6m x 2.5m (11'9" x 8'2")

Double glazed window to rear aspect, built in wardrobe, radiator and power points.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

Double glazed window to front aspect, radiator and power points.

BATHROOM 2.7m x 1.6m (8'10" x 5'2")

Double glazed obscured window to side aspect, panelled bath with hot and cold taps over and an

electric shower. Pedestal wash hand basin with hot and cold taps over, low level WC, tiled walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to chipping front garden with fir trees and concrete pathway shared with number 30. Driveway for two cars adjacent to the property accessed via a dropped kerb.

REAR GARDEN

Choice of patio area for outdoor dining with concrete steps to raised lawn or laid to decorative chippings for additional seating. Mainly fenced boundaries and gated side access to the front of the property.

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)

