
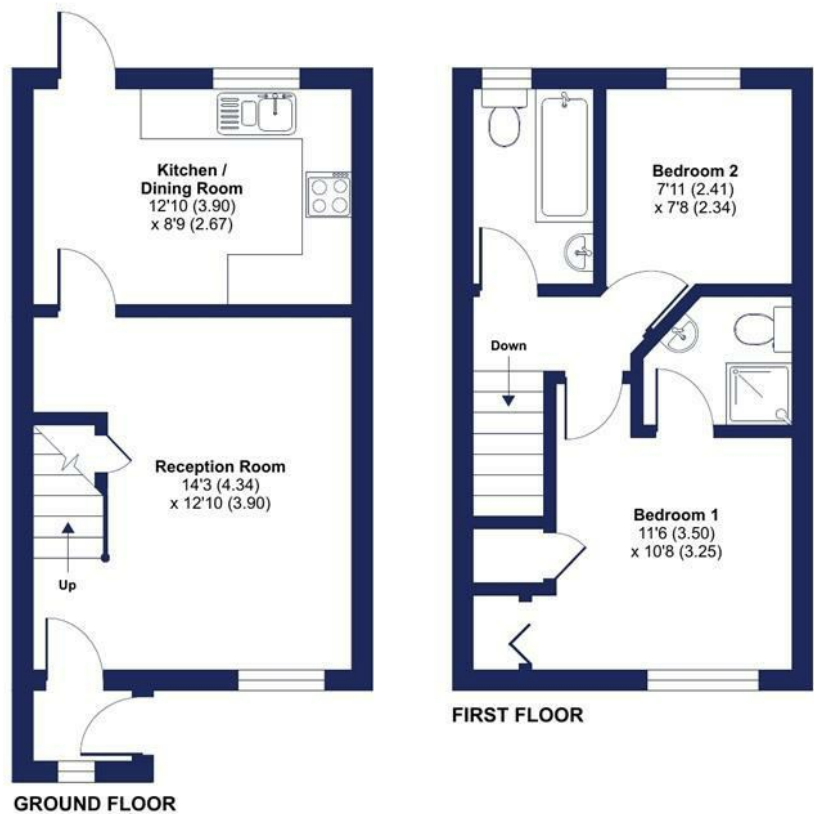


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ashcombe Crescent, Bristol, BS30

Approximate Area = 613 sq ft / 56.9 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: 1286014



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DAVIES & WAY

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



£250,000

A two bedroom terraced home that enjoys a quiet setting and is marketed with no onward chain.

- Off street parking
- Hallway
- Lounge
- Kitchen/Breakfast room
- Landing
- Two bedrooms
- En suite to master
- Bathroom
- Garden
- No onward chain





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

Situated in a peaceful residential setting, this two bedroom terraced home is offered to the market with no onward chain, making it an ideal choice for first-time buyers or those looking to downsize and add their own personal touch.

The ground floor features a practical entrance hallway leading to a spacious lounge, which in turn opens into a full-width kitchen/breakfast room. Upstairs, there are two well proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a separate family bathroom.

Externally, the property offers low-maintenance front and rear gardens. The front is mainly laid to block paving and provides off-street parking via a dropped kerb. The rear garden is perfect for entertaining, with a patio area, lawn, well-stocked flower beds, and a separate stone-chipped seating area.

INTERIOR

GROUND FLOOR

**ENTRANCE HALLWAY 1.5m x 0.9m (4'11" x 2'11" )**  
Obscured double glazed window to front aspect, radiator, door leading to lounge.

**LOUNGE 4.3m x 3.9m (14'1" x 12'9" )**  
to maximum points. Double glazed window to front aspect, understairs storage cupboard, radiator, power points, door leading to kitchen/breakfast room, stairs rising to first floor landing.

**KITCHEN/BREAKFAST ROOM 3.9m x 2.7m (12'9" x 8'10" )**  
Double glazed window to rear aspect, obscured double glazed door to rear aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas.

FIRST FLOOR

**LANDING 2m x 1.1m (6'6" x 3'7" )**  
Access to loft via hatch, power points, doors leading to rooms.

**BEDROOM ONE 3.1m x 2.9m (10'2" x 9'6" )**  
Double glazed window to front aspect, built in wardrobe and storage cupboard, radiator, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 1.9m x 1.5m (6'2" x 4'11" )**  
to maximum points. Matching three pieced suite comprising wash hand basin, low level WC and shower

cubicle with electric shower over. Radiator, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM TWO 2.7m x 2.3m (8'10" x 7'6" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BATHROOM 2.5m x 1.5m (8'2" x 4'11" )**  
Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath. Radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

**FRONT OF PROPERTY**  
Low maintenance front garden mainly laid to block paving that provides parking, which is accessed via a dropped kerb, path leading to front door.

**REAR GARDEN**  
Mainly laid to lawn with wall and fenced boundaries, patio ideal for al fresco dining, well stocked flower beds, stone chipping seating area, timber shed.

**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

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)

