



28 Gore Road, Ashton, BS3 2LX
Asking Price £575,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

28 Gore Road, Ashton, BS3 2LX

A wonderful three-bedroom semi-detached home positioned on one of Ashton's most sought-after roads, this property has been lovingly maintained by the current owner and offers generously proportioned accommodation arranged over two floors. Boasting a two-car driveway, a detached garage, and a well-established rear garden, the home combines practicality with desirable outdoor space. Ideally located just a short stroll from the vibrant amenities of North Street, it provides an exceptional opportunity for buyers seeking comfort, convenience, and a highly coveted Bristol address.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

- Wonderful semi-detached home in the heart of Ashton
- Three good sized bedrooms
- Sought after road close to North Street
- Spacious open-plan sitting / dining room
- Garage / Driveway Parking
- Viewing highly recommended

Summary

This charming semi-detached property presents an exceptional opportunity for new owners to put their own stamp on a highly versatile, well maintained home. The accommodation includes a generous open-plan lounge and dining room, a separate kitchen, three well-proportioned bedrooms, and a family bathroom on the first floor. Many neighbouring properties have extended into the loft to create a fourth bedroom with an ensuite (subject to planning permission), further highlighting the superb potential for future development.

Externally, the property offers excellent amenities, including off-road driveway parking to the front for two cars, an attractive rear garden, and a generous wooden shed. A single garage is accessible via the rear lane,

Location

Nestled in one of Bristol's most sought-after neighbourhoods, Gore Road enjoys a peaceful setting close to North Streets superb amenities

enhanced by an abundance of nearby green spaces. Gores Marsh Park, Ashton Court Estate, and Greville Smyth Park are all within walking distance, offering exceptional opportunities for leisure and recreation. Perfectly positioned for connectivity, the property provides swift access to Bristol City Centre, Bristol International Airport, and the Bristol Link Road, ensuring superb transport links that elevate both convenience and desirability.

The Ashton area boasts a vibrant community atmosphere, with independent shops, bars, cafés, and restaurants along North Street—including popular spots like the Tobacco Factory and The Malago. A community centre nearby hosts workshops, fitness classes, and outreach events, all just a short distance away. The property is also within close proximity to Wapping Wharf and Bristol Temple Meads train station, as well as many well-respected schools.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Inside, the property offers a well-balanced and versatile layout. The ground floor includes a generous open-plan lounge and dining room, creating an inviting space ideal for both everyday living and entertaining. This area enjoys excellent natural light, with large front-facing bay window allowing light to pour in, while rear patio doors from the dining area offer additional brightness and a pleasant outlook onto the garden. The separate kitchen sits just off the main living area, with windows to the side and again to the rear, door to the garden and offering modern fitted units with work surfacing over, a sink unit, plumbing and space for a washing machine, space for a fridge/freezer, and integrated oven hob and extractor.

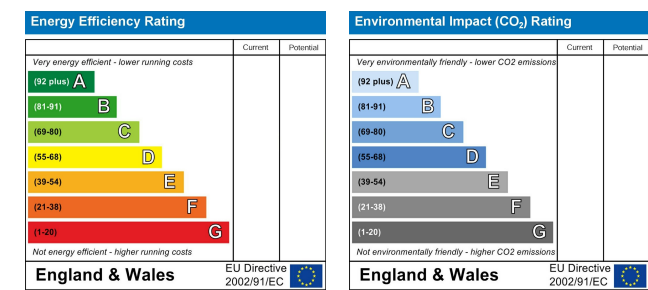
First Floor

Upstairs, the home features three well-proportioned bedrooms and a family bathroom. Many neighbouring properties have enhanced these homes by extending into the loft to create a fourth bedroom with an ensuite (subject to planning permission),

demonstrating the excellent scope for future expansion and personalisation.

Outside / Garage

Externally, the property continues to impress, with driveway parking located at the front of the house, side access, and a generous, well-established rear garden. This outdoor space is beautifully presented offering a peaceful and picturesque retreat. Further benefits include a single detached garage accessed via the rear lane, as well as a generous wooden shed, providing ample storage and secure parking options.



Bristol

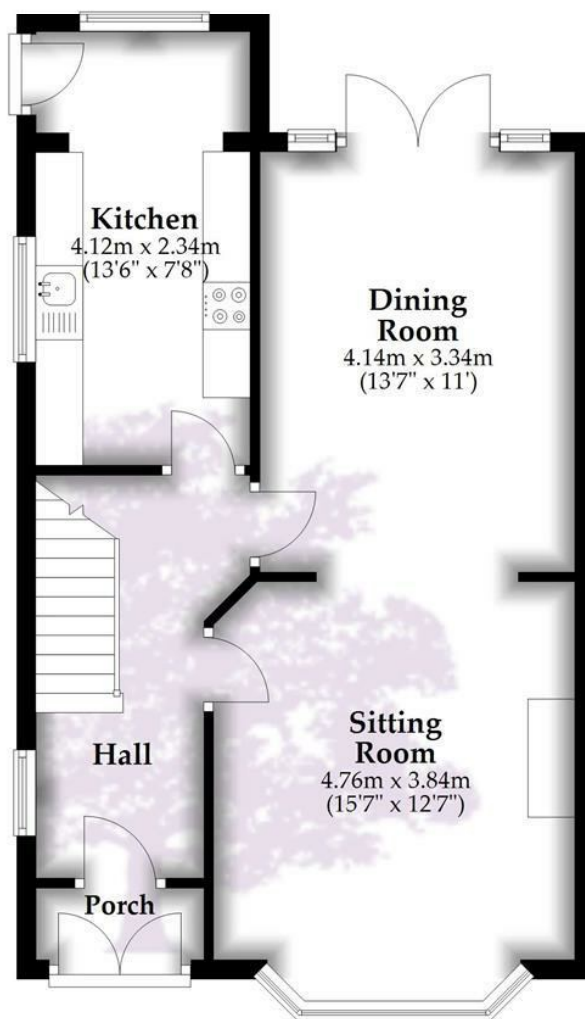
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Bristol, BS9 4NB

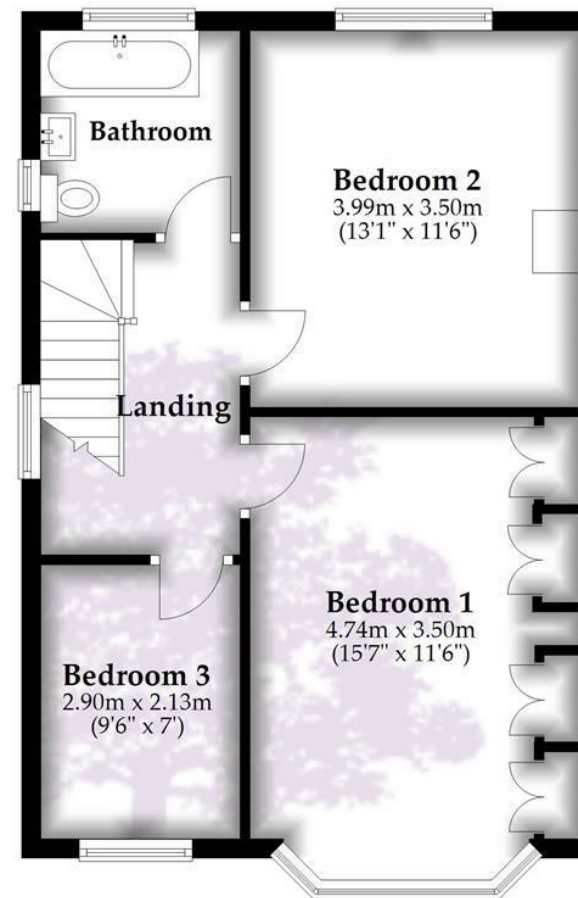
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Ground Floor



First Floor

Total area: approx. 101.9 sq. metres (1096.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.



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