

estate agents **auctioneers**

**hollis  
morgan**



18 Springfield Avenue, Ashley Down, Bristol, BS7 9QU

£310,000

Hollis Morgan - A attractive and popular 3 bed Victorian terrace in need of complete MODERNISATION. No onward chain. GARDEN.

- Victorian Terrace
- 3 Bedrooms
- Requires Modernisation
- Great Location
- Large Rear Garden
- Loft Conversion Opportunity
- Fantastic Local Primary School
- No Onward Chain

### The Property

This attractive bay fronted Victorian terrace is located in the highly desirable location of Ashley Down, moments from the vast and diverse range of shops, bars and restaurants of the Gloucester Road as well as the nearby Ashley Down Primary School with its Outstanding OFSTED rating.

Although now in need of complete modernisation, the property is spacious and offers flexible accommodation throughout and would make a lovely family home or an ideal investment opportunity.

The accommodation briefly comprises of an attractive living room to the front of the ground floor with double glazed bay window, gas fire and period ceiling cornicing and skirtings. The kitchen is at the back of the property, which has direct access to the rear garden, adjacent to the family bathroom & downstairs W/C.

The typically spacious master bedroom is situated toward the front of the building and benefits from two double glazed windows. Currently, the third bedroom is at the rear of the property and has some plumbing in place should the bathroom be relocated.

There is huge potential to convert the loft (subject to the necessary consents) to further add a further bedroom to the property.

Externally, the property benefits from a large, mature rear garden as well as attractive small front garden.

### Location

Ashley Down is understandably a very sought after location in the city. Offering a mix of suburban convenience with open green spaces including St Andrews Park and Muller Road Recreation Ground, excellent amenities on the nearby Gloucester Road, Bishopston and Horfield, which provides a wide range of supermarkets, shops, restaurants and pubs.

With a choice of nearby schools including Ashley Down Primary School which has recently been rated outstanding by OFSTED.

In addition, Ashley Down is superbly well located to take advantage of excellent local transport links into and out of the city.

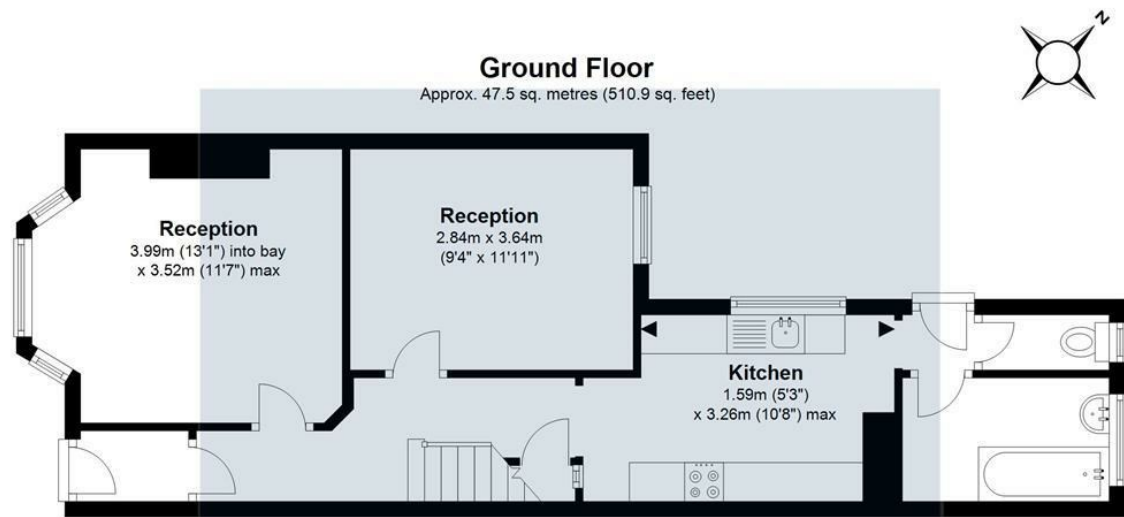
### Tenure

Freehold.

### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





Total area: approx. 87.8 sq. metres (945.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
63	84
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
58	81
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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