

estate agents **au**ctioneers

**hollis  
morgan**



60 Dirac Road, Ashley Down, Bristol, BS7 9LP

£450,000

A smart and spacious three story townhouse with flexible accommodation and private garden.

- Three Story Townhouse
- 4 Bedrooms
- 3 Bathrooms
- Gas Central Heating
- Garden
- No Onward Chain

### The Property

A deceptively large property with well-proportioned bedrooms and a bathroom on each floor, situated within a modern development in Ashley Down just a 10-minute walk from the vibrant and popular Gloucester Road.

Upon entering the property you are welcomed by the entrance hallway which follows through to the kitchen at the rear, the space provides an array of wall and base units for plenty of storage, a gas oven & Induction Hob, with space for a free standing fridge/freezer and room for a small dining table - furthermore, there is a rear door that opens out onto the back garden.

On this floor there is also a bedroom that can comfortably fit a double bed and a shower room.

The first floor comprises of an additional bedroom which has built-in wardrobes and fits a double bed. On the opposite side of the floor is a spacious and open living room, it benefits from multiple windows allowing plenty of light to be drawn in. Additionally, there is a three-piece family bathroom with a shower over the bath and tiled throughout.

On the second floor is a generous master bedroom with an ensuite bathroom. Then adjacent is the 4th bedroom of which can also fit a double bed and is fitted with built in wardrobes.

Outside, there is a low maintenance garden, yet it offers potential to mould & design as you see fit. At the front of the property is one allocated parking space.

Due to its highly convenient location, versatile layout and large bedrooms the property would perform as both a fantastic investment opportunity or an ideal home for a growing family.

### Location

### Other Information

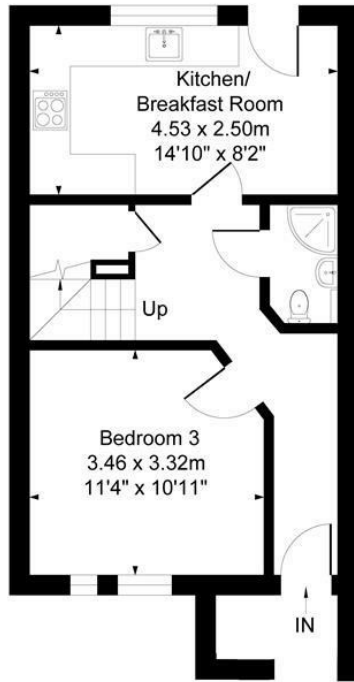
### Please Note



APPROX. GROSS INTERNAL FLOOR AREA 1218 SQ FT 113.10 SQ METRES

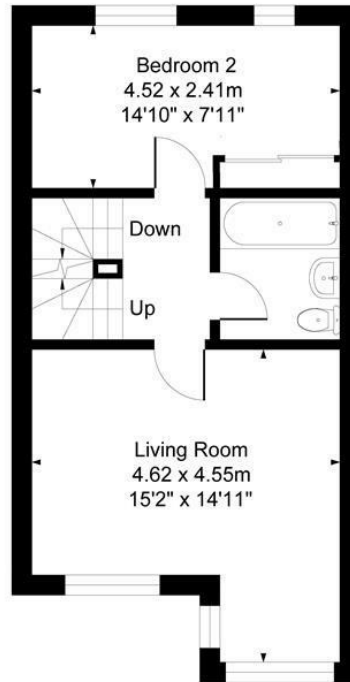


TOTAL APPROX. 398 SQ FT 36.94 SQ METRES



GROUND FLOOR

TOTAL APPROX. 422 SQ FT 39.22 SQ METRES



FIRST FLOOR

TOTAL APPROX. 398 SQ FT 36.94 SQ METRES



SECOND FLOOR

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78		88
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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