



£1,750 Per Month Dirac Road | Ashley Down | Bristol | BS7 9LP

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Kendall Harper

Dirac Road | Ashley Down | Bristol | BS7 9LP

Nestled in the desirable area of Ashley Down, Bristol, this modern semi-detached house on Dirac Road offers a perfect blend of comfort and convenience. Ideal for families and professionals alike, the property is situated within close proximity to the vibrant Gloucester Road, renowned for its independent shops and eateries, as well as being within sought-after school catchments.


Upon entering, you are welcomed by a spacious entrance hall featuring a handy storage cupboard and a convenient WC. The heart of the home is the well-appointed kitchen/diner, which comes complete with essential appliances, making it perfect for both casual dining and entertaining. The inviting lounge/diner boasts patio doors that lead directly to the private garden, creating a seamless indoor-outdoor living experience.

On the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom is thoughtfully designed, ensuring comfort and style. Additional storage on this level adds to the practicality of the home.

The private garden is a delightful feature, generously sized and laid to lawn, offering a space for outdoor activities. A garden shed is also included, providing a convenient spot for gardening tools and equipment. For those with vehicles, the property benefits from one allocated off-street parking space and there are a number of visitor spaces that can be used on a first come first served basis, ensuring





| Energy Efficiency Rating | | |
|---|---------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | <div>76</div> | <div>88</div> |
| (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  |

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

