



A beautifully presented and extensively refurbished three bedroom family home close to North Street and Bristol's floating harbour.

**Raynes Road, Ashton, Bristol, BS3**

£465,000 Freehold

savills

Mid-terraced family home • Light and spacious living room • Open-plan and extended kitchen/dining room • Utility room with plumbing for washing facilities • Three bedrooms • Family bathroom • Enclosed south-facing garden with lawn and decked areas • Off street parking • Highly sought after location in close proximity to North Street, Harbourside and Temple Meads

#### About this property

A three bedroom mid-terraced family home extensively refurbished throughout, with accommodation set across two floors. The attention to detail is immediately apparent, with stained glass windows in the vestibule which opens into the entrance hall. Stripped wood flooring runs throughout the entire ground floor and there is a useful under stair storage cupboard and WC. There is a bay-fronted sitting room at the front elevation with a traditional fireplace and picture rails.

Along the hall, a door opens into the open-plan kitchen/dining/sitting room, which affords an abundance of natural light due to its southerly orientation. This room is the focal point of the house and provides a perfect space to socialise and entertain. The well-appointed kitchen has a range of wall and base units with solid wood block worktops and integrated appliances, four ring gas hob and space for a free-standing fridge and freezer. A roof lantern sits above, allowing additional light to pour in and double doors open out to the rear garden. The utility room has further wall and base units with inset sink and plumbing for the prerequisite appliances.

Three well-balanced bedrooms sit on the first floor and include further detailing such as picture

rails and 1930's style wooden doors. New carpet has been fitted to the staircase and entire first floor. The family bathroom is at the rear with shower over bath, WC and wash hand basin.

A loft hatch on the first floor landing provides access to the loft storage space. Plans have been drawn up to convert this space into additional bedroom accommodation, which is possible via permitted development.

Outside and to the front there is dedicated off street parking for one vehicle. The south-facing rear garden is completely level and enclosed by fencing. There is a decked area immediately outside, leading to a block paved pathway with lawn areas either side. A raised bed at the rear provides a useful space for external storage or additional play area and there is rear access via a single gate.

AGENTS NOTE: We wish to inform prospective buyers of this property that the seller is related to an employee of Savills

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: 0117 933 5800.





Approximate Area = 114.9 sq m / 1237 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)  
For identification only. Not to scale.  
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Local Information**

Perfectly positioned for the amenities of nearby North Street with an array of independent restaurants, coffee shops, butchers and banks. Venture a little further and you will find the popular Wapping Wharf development on Bristol's floating harbour – home to a plethora of independent eateries, florist and art gallery. There are a number of health and leisure clubs within close proximity in addition to the open green spaces of Greville Smyth park and Ashton Court. Bristol Temple Meads is approximately 2 miles away with regular services to London, Devon and Cornwall. The nearby A370 (Coronation Road) provides easy access to Bristol's commercial centre and the motorway networks.

**Energy Performance**

EPC Rating = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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