



Guide Price | £515,000

leese & nagle 

35 Carrington Road, Ashton, Bristol, BS3 2AG

- Period 3-Bedroom Terrace
- South West facing Rear Garden
- Opportunity To Improve
- Garage & Parking
- Loft Conversion Potential
- North St. Just Around the Corner

This extended 3-bedroom period terraced house offers incredible scope for the incoming owner to create their perfect home in this highly desirable location. Located close to cosmopolitan North Street, new owners can enjoy access to a range of well-regarded cafes restaurants and bars, including Burra, Tincan Coffee and Pizzarova, as well as entertainment venues like The Hen and Chicken and The Tobacco Factory. The area is also known for a wide range of independent shops.

Whilst the property would benefit from refurbishment, this spacious home has some excellent features already, most noticeably off-street parking to the front and a south-westerly facing rear garden that incorporates a garage and in total extends to some 55ft in length. All three bedrooms are of good size and capable of taking a double bed.

Upon entering the house, a lobby opens into the hall with stairs rising to the upper floor. The current ground floor configuration provides a separate sitting room to the front of the property that is pleasingly proportioned with chimney breast. The rear reception room has been opened through to the kitchen, offering good space for family living. To the rear off the kitchen is a downstairs WC and utility space, whilst the dining end opens through to a sun room.





Upstairs the landing opens into the 3-bedrooms and family bathroom. Bedroom 1 is particularly spacious and is to the rear of the property. All the bedrooms allow for storage. The bathroom is of a good size and benefits from natural light.

There is certainly scope to re-develop the existing rear extension space to create a fantastic open-plan family living and dining area for directly opening out on to the garden. Neighbours have also created additional bedroom space with a loft conversion and this would be subject to obtaining necessary planning consents.

The rear garden is mainly paved for easy maintenance and the front garden brick paved providing the off-street parking option. The rear garage has up and over type door as well as additional pedestrian door.

The property is offered for sale with no onward chain. This house really does offer wonderful potential and we recommend a viewing at the earliest opportunity.

The property is leasehold with a 999 year lease starting 1922. There is a ground rent of £3.60 paid twice yearly to Shepstone



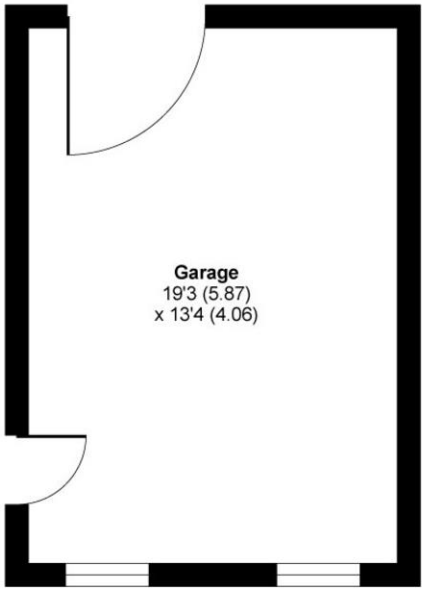
Energy Performance Certificate D
Council Tax Band B



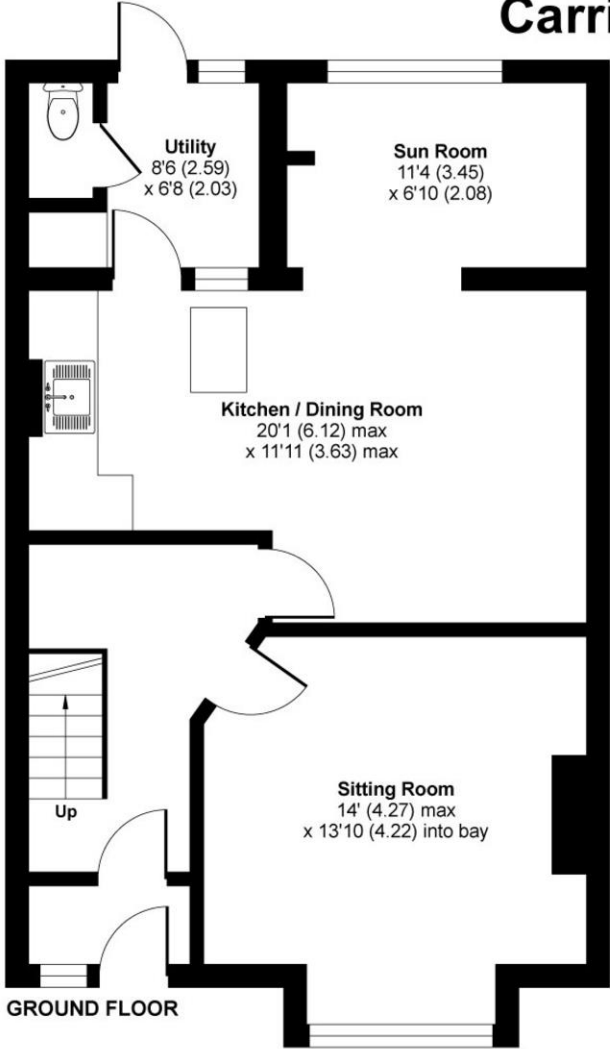
Carrington Road, Ashton, Bristol, BS3

Approximate Area = 1148 sq ft / 106.6 sq m
 Garage = 258 sq ft / 23.9 sq m
 Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale



Garage
 19'3 (5.87)
 x 13'4 (4.06)



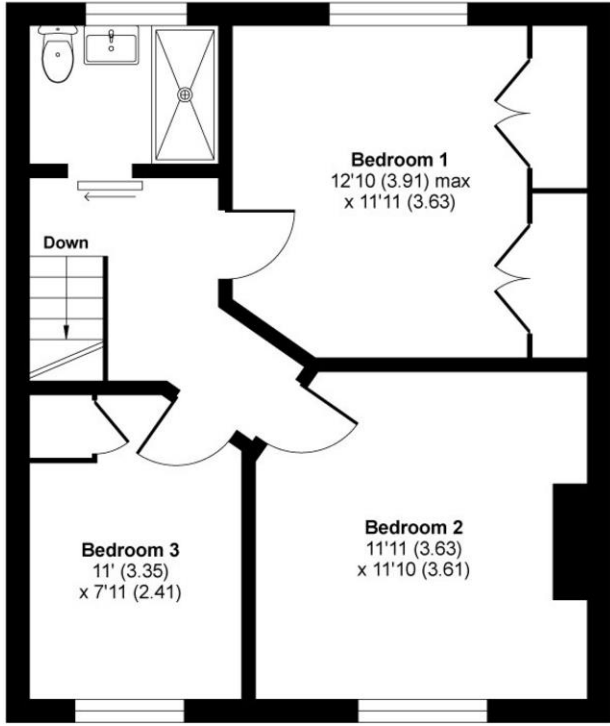
GROUND FLOOR

Utility
 8'6 (2.59)
 x 6'8 (2.03)

Sun Room
 11'4 (3.45)
 x 6'10 (2.08)

Kitchen / Dining Room
 20'1 (6.12) max
 x 11'11 (3.63) max

Sitting Room
 14' (4.27) max
 x 13'10 (4.22) into bay



FIRST FLOOR

Bedroom 1
 12'10 (3.91) max
 x 11'11 (3.63)

Bedroom 3
 11' (3.35)
 x 7'11 (2.41)

Bedroom 2
 11'11 (3.63)
 x 11'10 (3.61)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1083830



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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