

cj HOLE
est. 1867

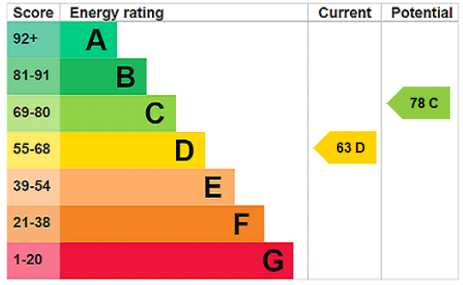
35 ASHGROVE AVENUE,
BRISTOL, BS7 9LL

Asking Price £525,000

AN ATTRACTIVE AND CHARACTERFUL END-OF-TERRACE PERIOD HOME, OCCUPYING A TUCKED-AWAY CUL-DE-SAC POSITION AND ENJOYING A PARTICULARLY PLEASANT OUTLOOK OVER ALLOTMENTS TO THE FRONT. TASTEFULLY DECORATED AND WELL PRESENTED THROUGHOUT, THE PROPERTY OFFERS GENEROUS AND VERSATILE ACCOMMODATION, COMBINING THE CHARM AND PROPORTIONS ASSOCIATED WITH A PERIOD HOME WITH A NUMBER OF THOUGHTFUL UPDATES TO SUIT MODERN LIVING. WITH THREE GENUINE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, A KITCHEN DINER AND A GOOD-SIZED REAR GARDEN, THIS IS AN APPEALING HOME FOR BUYERS LOOKING FOR SPACE, CHARACTER AND CONVENIENCE IN EQUAL MEASURE.

Upon entering, a vestibule provides a useful initial space before opening into the hall, where stairs rise to the first floor and a handy storage cupboard is neatly positioned beneath. The hall provides access to the ground-floor accommodation, with the layout offering two distinct reception rooms and a separate kitchen diner, creating a flexible arrangement that can readily adapt to different lifestyles.

The first reception room is positioned to the front of the property and makes an inviting lounge, with its attractive bay window drawing in natural light and providing an appealing outlook across the allotments beyond. The position of the window, combined with the room's proportions, creates a comfortable setting in which to relax, whether enjoying a quiet evening or entertaining friends. The outlook also provides a lovely sense of openness, with greenery beyond the front of the home.



Tenure – Freehold
EPC rating – D
Council tax band - C

Moving through the property, the second reception room is currently arranged as a smart and well-presented study. This is a particularly useful addition, offering an ideal environment for home working, although the room could equally be used as a second sitting room, playroom or additional reception space to suit individual requirements. A door opens directly onto the rear garden, creating a convenient connection between the internal accommodation and the outdoor space.

To the rear, the kitchen diner provides a practical and sociable setting for everyday life. Fitted with smart, dark-coloured units, the kitchen has a contemporary feel and offers a good amount of workspace and storage. Windows to two aspects allow natural light to filter into the room throughout the day, enhancing the sense of space and creating a pleasant environment for cooking and dining. There is room to accommodate a dining table, making this a natural gathering point for family meals and informal entertaining, while direct access to the garden is particularly convenient during the warmer months.



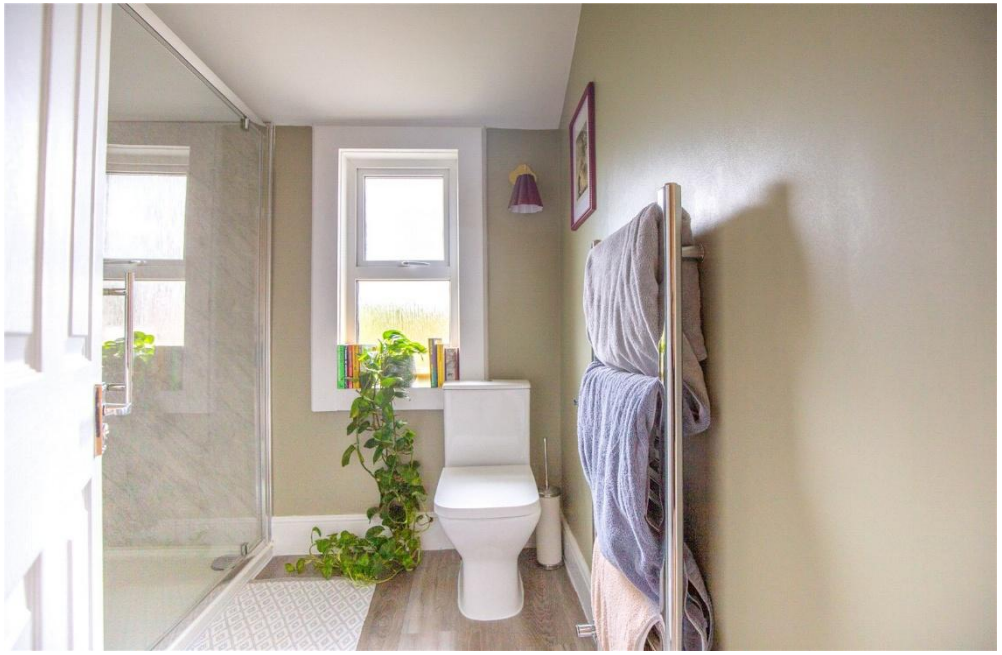












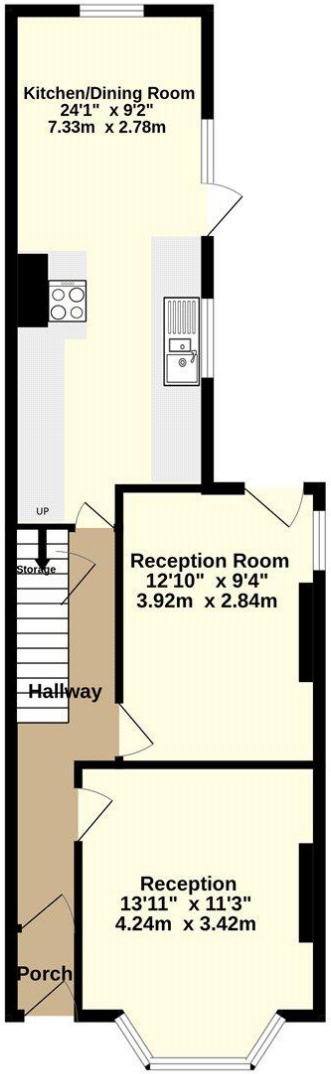




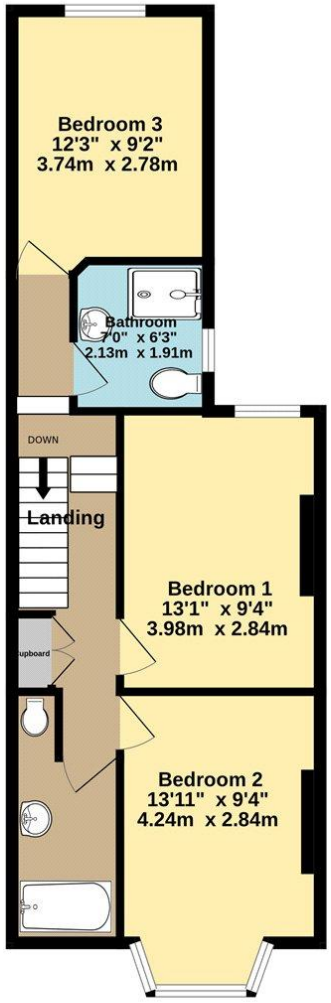




Ground Floor
558 sq.ft. (51.8 sq.m.) approx.



1st Floor
531 sq.ft. (49.3 sq.m.) approx.



Bs7 9ll!

TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

CJ HOLE
est. 1867

Office: Bishopston Sales
bishopston@cjhole.co.uk

92-94 Gloucester Road, Bristol, BS7 8BN

Tel: **0117 9232 888**

E: mailto:bishopston@cjhole.co.uk

With 15 offices covering Gloucestershire, Bristol, Somerset, Worcestershire & Gwent.

OVER 150 YEARS OF EXCELLENCE

MPORTANT NOTICE CJ Hole, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CJ Hole have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 1581 In accordance with the Estate Agents act 1979 it is declared that the owner of the property is a relative of a member of staff of CJ Hole.