



Robin King | Estate Agents

12 Ashford Road, Redhill - BS40 5TJ
£385,000

12 Ashford Road

Redhill, Bristol

Charming 3-bed home in Redhill with spacious reception rooms, modern kitchen, and convenient downstairs WC. Upstairs features 2 double bedrooms, 1 single, and stylish family bathroom. Good-sized garden with patio area for alfresco dining. Ideal for countryside living near Bristol Airport.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Council Tax Band: D

Septic Tank Drainage, Oil Heating, Mains Water & Electricity

- Approx 1194 sq. ft accomodation
- 3 Bedrooms
- Driveway Parking
- Garden
- Mainline Railway Services Within 5.7 Miles At Nailsea And Backwell Station – Paddington From 119mins
- Bristol Airport Within 2.6 Miles
- Popular Village With Good Amenities
- On route for U2 Unibus stops providing a regular service to/from Bristol





12 Ashford Road

Redhill, Bristol

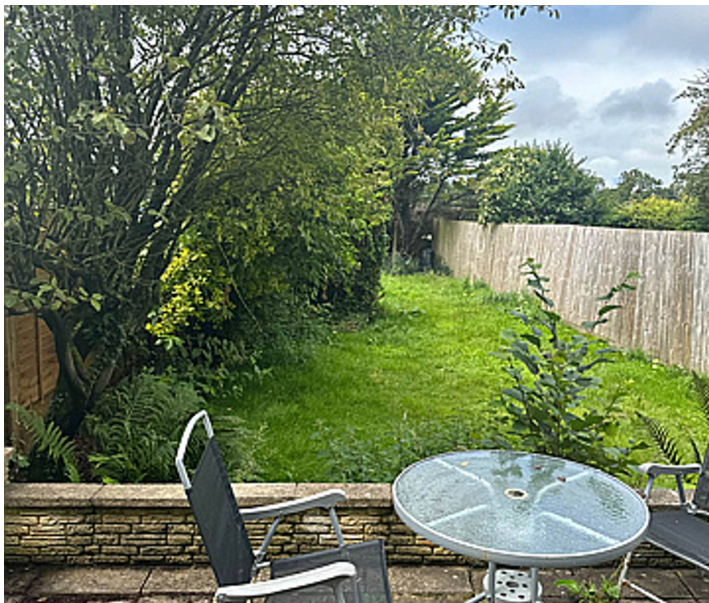
Robin King is delighted to present this charming three-bedroom home located in the peaceful and well-connected area of Redhill, offering convenient access to both Bristol Airport and local amenities.

The property features a welcoming entrance hall leading to two spacious reception rooms, providing ample living and entertaining space. The modern, well-appointed kitchen comes complete with fitted units and offers a contemporary feel throughout. Additionally, there is a convenient downstairs WC, perfect for guest use.

Upstairs, you will find two generously sized double bedrooms, ideal for couples or growing families, along with a comfortable single bedroom, which can be used as a home office or nursery. A stylish, three-piece family bathroom completes the first floor.

Outside, the property benefits from a good sized garden with patio area for alfresco dining and entertaining friends the rest is laid to lawn for easy maintenance.

With its versatile layout, modern comforts, and excellent location, 12 Ashford Road is a perfect home for those seeking a balance between countryside living and urban convenience.

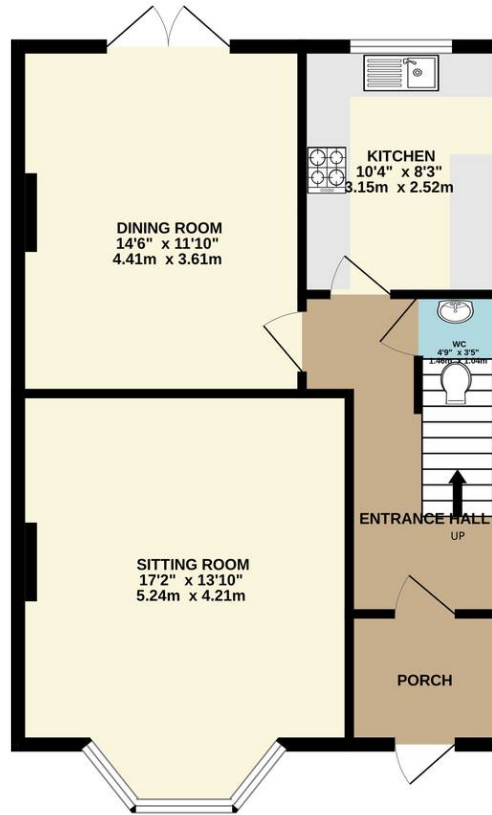


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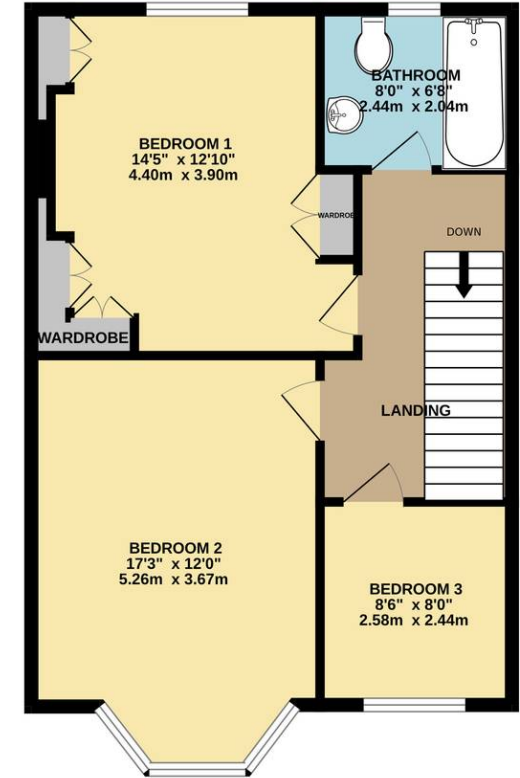
Redhill, Bristol

The village of Redhill occupies an elevated position some 11 miles southwest of Bristol and has local facilities including a Church, pub and village hall with a recreational field and children's play area. The near village of Wrington has a more extensive range of amenities including a primary and play school, with secondary schooling available nearby in Churchill. There is easy access to both Bristol International Airport within 2 miles and the mainline railway station at Nailsea and Backwell within 5.8 miles. The M5 is accessible within 10 miles at Junction 20 in Clevedon. (All distances are approximate)

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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.
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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Robin King

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