

**Lot 134****5 Ashford Road, Patchway, Bristol,  
Avon, BS34 5DX****By order of a major  
housing association**

All enquiries Ref: Brian Grante



- **Freehold two floor semi- detached house requiring updating**
- **Potential for development and non-standard construction**
- **Full vacant possession**

**Location:**

Situated on Ashford Road which is well positioned for the amenities of Patchway, Filton and Bristol City Centre to the south along with the mouth of the River Severn. Transport options include local bus routes, rail connections via Patchway (to Cardiff Exeter and Bristol Temple Meads) or road links via the M5 and M4 motorways.

**Accommodation (approx. 85m<sup>2</sup> / 910 sq ft):**

First floor: Three bedrooms, shower room/WC

Ground floor: Entrance hall, reception room, dining room, kitchen, lift (not tested)

Outside: Front, side and rear gardens, outbuilding

**EPC rating:** C**Council Tax Band:** A**Note:**

The property is understood to be of non-standard construction – purchasers to rely upon their own enquiries and inspections

**Potential:**

The property may be suitable for a side or rear extension for additional accommodation – subject to all consents where necessary.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

