



**SARAH CLARK**  
PROPERTY CONSULTANTS

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DIRAC ROAD, BRISTOL, BS7 9LP

Situated in the ever-popular Ashley Down area of Bristol, this beautifully presented two-bedroom modern home offers spacious, stylish living just a short walk from the eclectic range of independent shops, cafés, and restaurants on nearby Gloucester Road. This property is ideal for first-time buyers, young families, or those looking to downsize without compromising on space or location.

The accommodation consists of a generously sized reception room. This inviting space is perfect for both relaxing and entertaining, with double patio doors that open directly onto a well-maintained private rear garden. The garden features a decked seating area, ideal for summer barbecues or enjoying a morning coffee, and offers a tranquil retreat from the bustle of city life.

To the front of the house is a contemporary kitchen fitted with a range of wall and base units, providing ample storage. There is space and plumbing for a washing machine, as well as room for a tall fridge freezer. The layout is both practical and stylish, catering well to everyday cooking and dining needs.

A convenient guest cloakroom with WC and wash basin completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned double bedrooms. The master bedroom is complete with doors opening onto a private balcony – perfect for enjoying a quiet moment outdoors. The second bedroom is also a good-sized double, making it ideal for guests, children, or as a home office.

The modern family bathroom features a clean white suite comprising a bath with shower over, a wash basin, and WC. Tastefully finished, it offers a fresh and functional space for daily use.

To the front of the property is off-street parking for one vehicle, a rare and valuable feature in this part of the city. The property's low maintenance rear garden is fully enclosed, making it safe for children and pets.

## Features

- Two Double Bedrooms
- Contemporary Kitchen
- Modern Bathroom and Guest Cloakroom
- Master Bedroom with Balcony
- Spacious Reception Room
- Off-Street Parking
- Private Rear Garden
- Great Location





### Reception Room

13'3" x 16'10" (4.05 x 5.15)

Upon entering the property, you are welcomed by a light and airy entrance hallway which leads through to a generously sized reception room. This inviting space is perfect for both relaxing and entertaining, with double patio doors that open directly onto a well-maintained private rear garden. The garden features a decked seating area, ideal for summer barbecues or enjoying a morning coffee, and offers a tranquil retreat from the bustle of city life.

### Kitchen

6'3" x 11'11" (1.92 x 3.64)

To the front of the house is a contemporary kitchen fitted with a range of modern wall and base units, providing ample storage. There is space and plumbing for a washing machine, as well as room for a tall fridge freezer. The layout is both practical and stylish, catering well to everyday cooking and dining needs.

### Guest Cloakroom

A convenient guest cloakroom with WC and wash basin.

### Master Bedroom

13'3" x 8'6" (4.05 x 2.60)

The master bedroom is a particularly impressive space, complete with built-in wardrobes, and double doors opening onto a private balcony – perfect for enjoying a quiet moment outdoors.

### Bedroom

13'3" x 11'4" (4.05 x 3.47)

The second bedroom is a good-sized double, making it ideal for guests, children, or as a home office. It is neutrally decorated with carpet and has a window to the rear aspect.

### Bathroom

This modern bathroom has a white suite with bath with shower over, wc and basin.

### Store Cupboard

There is a useful storage cupboard at the top of the stairs providing space for essentials.

### Outside

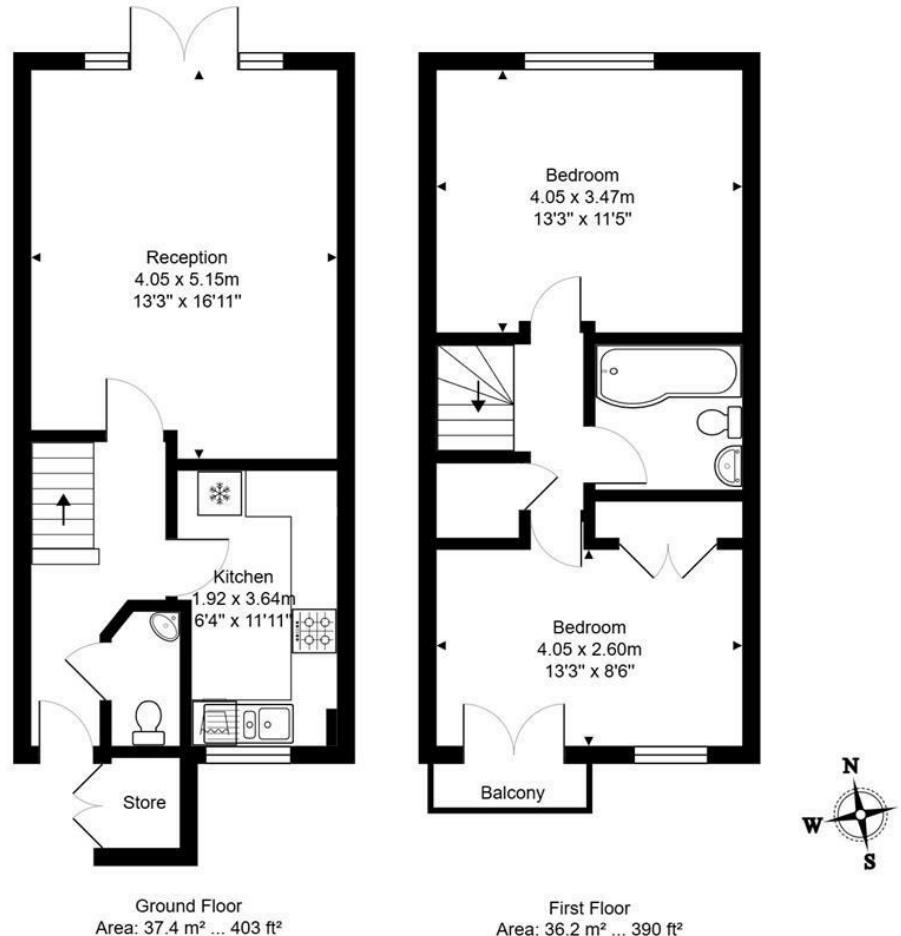
To the front is off-street parking for one car which is extremely convenient.

To the rear is a private, low maintenance garden with a range of established shrubs and a decked area to the rear providing a great area to sit and relax in the sun.

### Notes

The house is Freehold. However, there is a contribution to the Estate maintenance which is currently paid to BNS Estates £395pa and a rent charge to Homeground for £40 pa.

TENURE  
FREEHOLD



| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |                         |           |
|---|---|--|-----------|-------------------------|-----------|
|   |   | Current  | Potential | Current                 | Potential |
| Very energy efficient - lower running costs |   |  |           |                         |           |
| (92 plus)                                   | A |  |           | (92 plus)               | A         |
| (81-91)                                     | B |  |           | (81-91)                 | B         |
| (69-80)                                     | C |  |           | (69-80)                 | C         |
| (55-68)                                     | D |  |           | (55-68)                 | D         |
| (39-54)                                     | E |  |           | (39-54)                 | E         |
| (21-38)                                     | F |  |           | (21-38)                 | F         |
| (1-20)                                      | G |  |           | (1-20)                  | G         |
| Not energy efficient - higher running costs |   |  |           |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC                        |           | EU Directive 2002/91/EC |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.