

# HUNTERS®

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## Filton Avenue

Horfield, Bristol, BS7 0AZ

£350,000



Council Tax: C



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£350,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this very well presented middle terrace family home which is located on the popular Filton Avenue, Horfield. The property offers spacious living accommodation which comprises to the ground floor: entrance hallway, lounge with feature fireplace, kitchen/diner with French doors leading into the rear garden and a modern fitted kitchen with integrated appliances. To the first floor can be found two double bedrooms, a good sized single bedroom and a modern family bathroom with over bath shower. The property further benefits from having: double glazing, electric heating, a low maintenance rear garden which is laid to artificial lawn and patio and a garage to the rear of the garden which has secure gated access.

## LOCAL AREA

Positioned conveniently on Filton Avenue the property is only a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever popular Horfield Leisure centre. Filton Abbeywood railway station is located around 2.5 miles from the property, providing a direct link to Bristol Temple Meads and the city centre. There are excellent transport links onto the M32, M4, M5 motorways as well as The Avon Ring Road. There are many major employers within close proximity such as: Airbus, the MOD, Southmead Hospital and University of the West of England.

## ENTRANCE PORCH

Via UPVC double glazed sliding door, tiled floor, opaque UPVC double glazed door to hallway.

## HALLWAY

Built in cupboard housing electric meter, electric heater, stairs rising to first floor, under stair storage cupboard, doors leading to lounge and dining room.

## LOUNGE

14'10" x 10'9" (4.52m x 3.28m)

UPVC double glazed window to front, electric heater, TV point, feature stone effect fireplace with electric fire inset.

## DINING ROOM

12'10" x 10'10" (3.91m x 3.30m)

UPVC double glazed French doors leading out to rear garden, electric heater, wood effect laminate floor, opening to kitchen.

## KITCHEN

16'3" x 5'10" (4.95m x 1.78m)

UPVC double glazed window to rear, opaque UPVC double glazed door to side leading out to rear garden, range of white high gloss wall and base units with high gloss laminate work top incorporating a stainless steel sink bowl unit with mixer tap, space for cooker, stainless steel extractor fan hood, glass cooker splash back, integrated fridge freezer and under counter freezer, integrated washer/dryer, wood effect laminate floor.

## FIRST FLOOR ACCOMMODATION:

### LANDING

Loft hatch with pull down ladder, built in over stair



cupboard housing hot water tank, doors to bedrooms and bathroom.

### **BEDROOM ONE**

12'10" x 11'2" (max) (3.91m x 3.40m (max))  
UPVC double glazed window to front, oak effect laminate floor. electric heater.

### **BEDROOM TWO**

13'0" x 11'3" (3.96m x 3.43m)  
UPVC double glazed window to rear, electric heater, fitted wardrobes.

### **BEDROOM THREE**

9'7" x 7'2" (2.92m x 2.18m)  
UPVC double glazed window to front.

### **BATHROOM**

Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with Mira electric shower over, vanity unit with wash hand basin inset, close coupled W.C, tiled walls and floor, chrome heated towel radiator, extractor fan.

### **OUTSIDE:**

### **REAR GARDEN**

Low maintenance garden, patio with matching pathway, artificial lawn either side of pathway, water tap, security light, metal door access to garage, enclosed by boundary wall and fence.

### **FRONT GARDEN**

Laid to stone chippings, paved pathway to entrance, enclosed by boundary wall.

### **GARAGE**

Prefabricated garage to back of garden, up and over door, rear vehicle lane access with secure gated access.



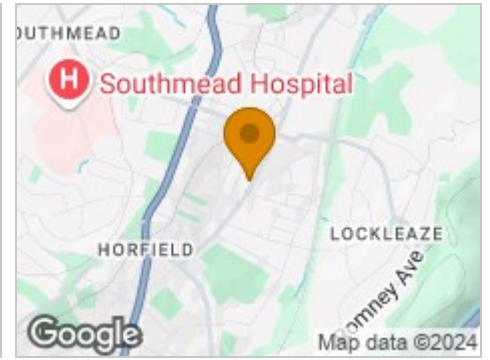
## Road Map



## Hybrid Map



## Terrain Map



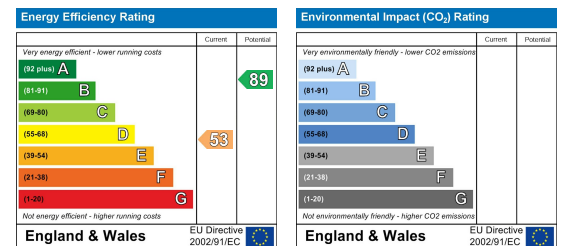
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.