



- Extensive modernisation required
- Lounge
- Kitchen
- Lean-to
- Two bedrooms
- Dilapidated garage
- No chain

34 Charles Road, Filton, Bristol, BS34 7ET  
£200,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway 4'2" x 3'1" (1.29 x 0.96)
- Living Room 12'4" x 12'5" (3.76 x 3.79)
- Kitchen 10'5" x 15'7" (3.20 x 4.75)
- Conservatory 6'6" x 13'2" (1.99 x 4.03)
- First Floor Landing
- Bedroom 9'9" x 15'6" (2.99 x 4.74)
- Bedroom 11'6" x 7'7" (3.53 x 2.33)
- Bathroom 8'7" x 7'6" (2.62 x 2.31)

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



Two bedroom terraced home in popular location.

Entrance lobby, lounge, kitchen and lean-to at ground floor.

At the first are two bedrooms and a bathroom.

There are gardens to front and rear, with a dilapidated garage.

The property requires extensive updating and modernisation and would appeal to those wishing to make their own mark.

SUITABLE FOR CASH BUYERS ONLY.



the location

Set in popular convenient location, offering good access to the A38 and M4/M5 motorway networks. The Mall and Abbey Wood retail park are both within a short drive. Bristol 6.2 miles

*Offered for sale with no onward chain!*

just a thought...

Although requiring significant modernisation, this well placed home will prove ideal for those seeking a project.