



Abrahams Close, Fillwood Park

£350,000



- **Energy Rating - B**
- **Three Bedrooms**
- **Beautifully Presented**
- **NO ONWARD CHAIN**
- **Kitchen With An Island**

- **Semi Detached Home**
- **En-Suite Shower Room**
- **Two Allocated Parking Spaces**
- **Ground Floor Cloakroom**
- **Light & Airy Throughout**

Modern Living with No Onward Chain: 3 Bed Semi-Detached House

Filwood Park stands out as an exclusive development featuring 2, 3, and 4-bedroom residences just south of Bristol. Surrounding the development is ample open space, including a dedicated play area for children's enjoyment. Conveniently situated across the way are notable amenities such as Hengrove Leisure Park, South Bristol Skills Academy, South Bristol Community Hospital, a multi-screen cinema, diverse dining options, schools, and supermarkets, including Asda. Additionally, easy access is provided to the A4174 leading to Bristol Airport and the Metro Link connecting to the City Centre.

Bathed in natural light streaming through expansive ceiling-to-floor windows, this contemporary family home exudes a warm and inviting ambiance. The ground floor boasts a delightful and generously sized lounge, a kitchen/Diner adorned with a feature island and French doors opening to the rear garden, as well as a convenient ground floor cloakroom. Ascending to the first floor reveals three bedrooms, two of which are doubles. The spacious bedroom one includes an en-suite shower room. The rear garden of the property includes an easily manageable landscape with both paved and decked sections.

Additional perks of this home encompass two allocated parking spaces, UPVC double glazing, gas central heating, and solar panels.

Living Room 19'4 x 13'3 (5.89m x 4.04m)

Kitchen / Dininig Room 16'5 x 10'7 (5.00m x 3.23m)

WC 5'6 x 3'1 (1.68m x 0.94m)

Bedroom One 14'9 x 9'2 (4.50m x 2.79m)

En-Suite 9'8 x 4'5 (2.95m x 1.35m)

Bedroom Two 10'10 x 9'10 (3.30m x 3.00m)

Bedroom Three 11'3 x 7'11 (3.43m x 2.41m)

Bathroom 6'3 x 5'11 (1.91m x 1.80m)

Tenure - Freehold

Service Charge - TBC

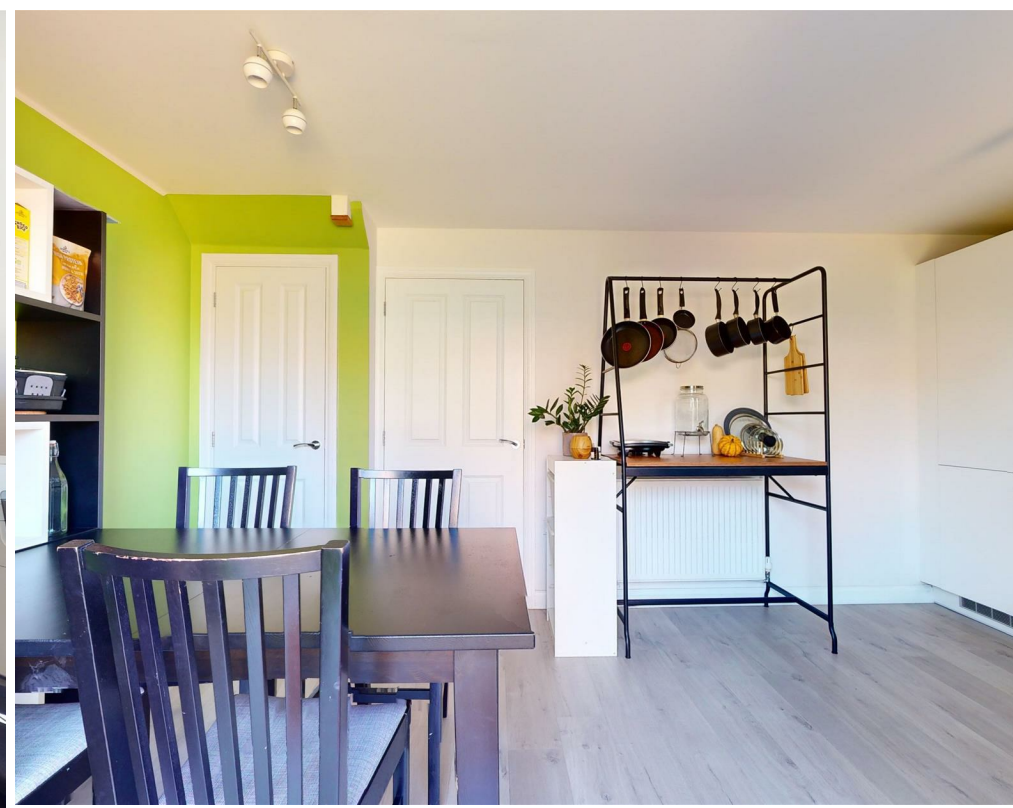
Council Tax Band - C



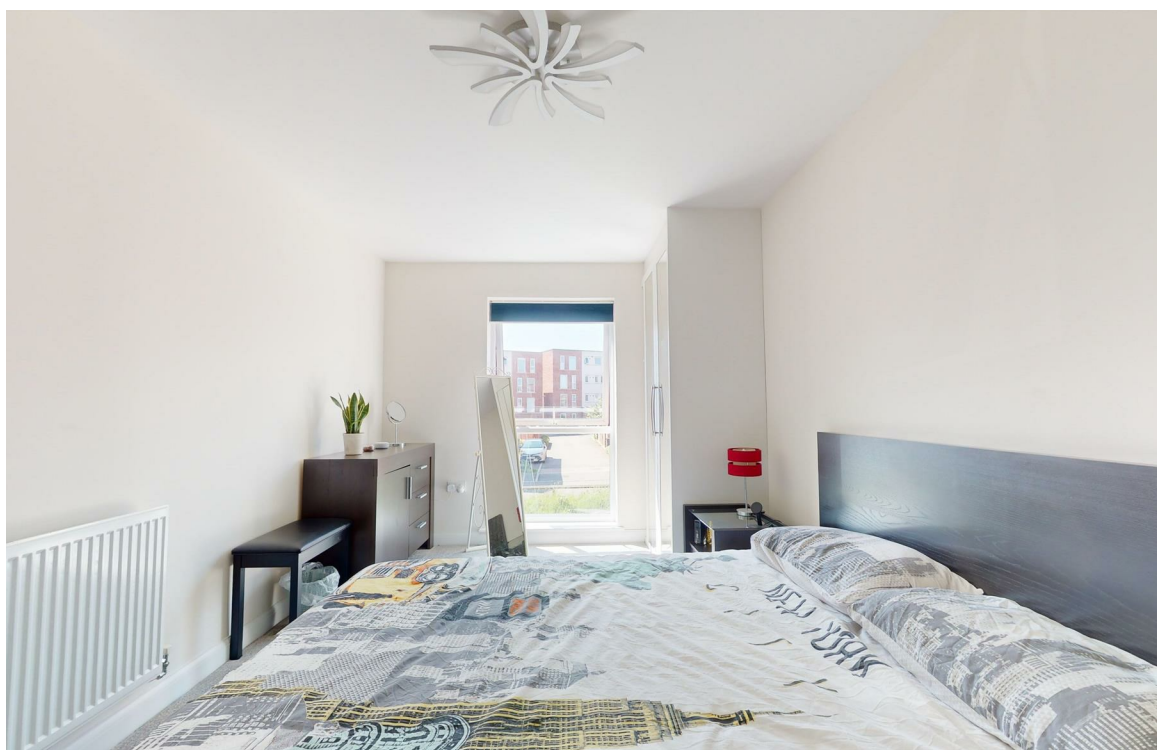
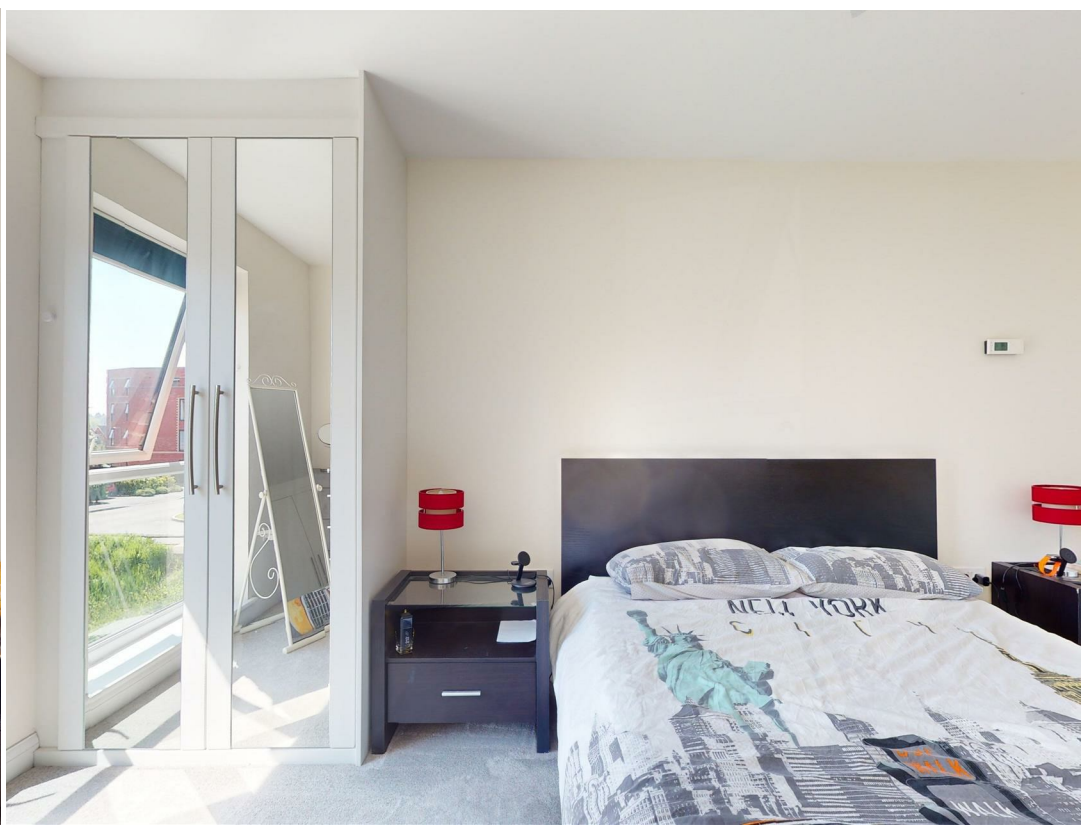




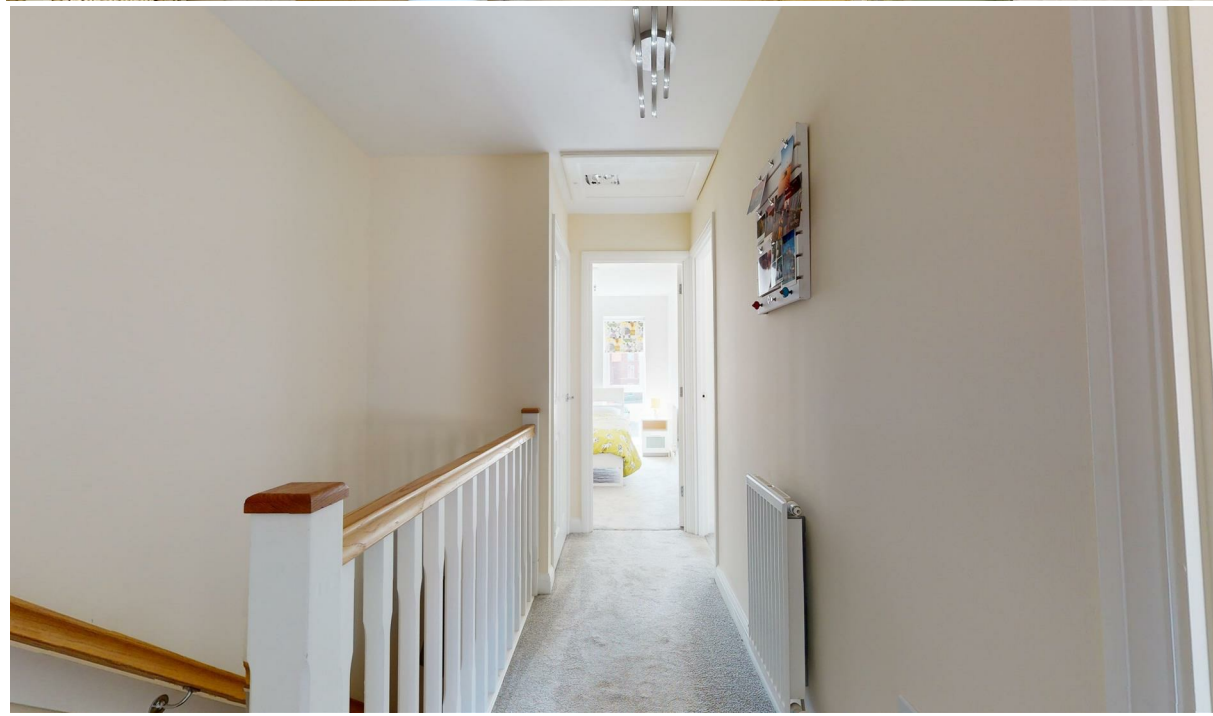






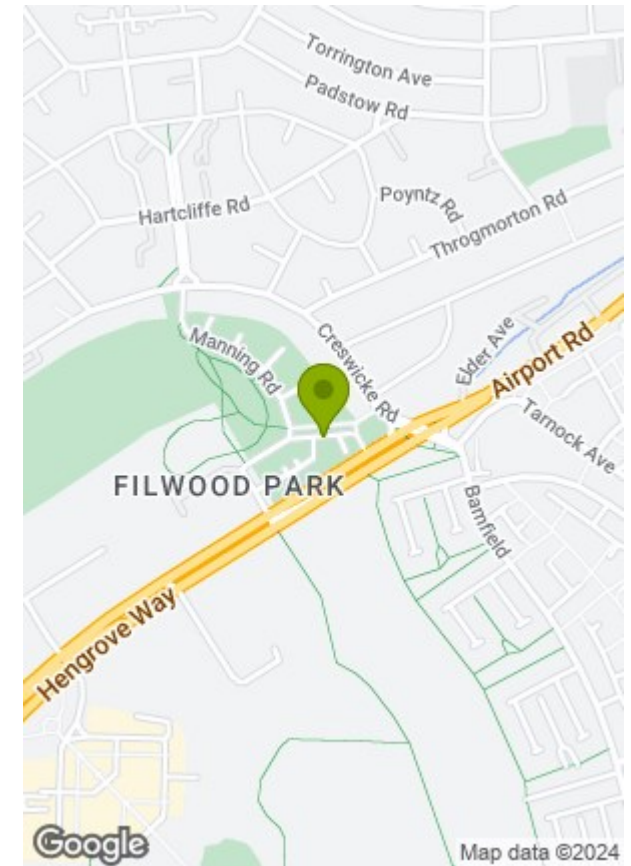












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	88	89
England & Wales	EU Directive 2002/91/EC	

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

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