



41 Tenth Avenue, Filton, Bristol, BS7 0QJ

GUIDE PRICE £355,000

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PROPERTY OVERVIEW

This well presented and improved home is situated in the desirable area in the BS7 postcode, Bristol. The property enjoys a modern and stylish finish creating an inviting atmosphere. With three bedrooms plus upstairs shower room and downstairs bathroom plus an exquisite landscaped rear garden this property is perfect for anyone looking for a comfortable home or investment.

Situated ideally for access to MOD, Rolls Royce and Airbus, as well as providing good transport links to Cribbs Causeway and just a stone's throw from Abbey Wood station.

You enter into the ground floor of the property which comprises; entrance hall, living room, fitted kitchen/ dining room and modern downstairs bathroom.

A flight of stairs leads you to the first floor which houses a master bedroom, along with two more bedroom and a shower room.

This stunning property continues to impress with its south west-facing rear garden, offering a tranquil setting, ideal for outdoor entertaining, gardening, or simply relaxing in the sun. The garden has recently been landscaped with a well-manicured lawn, flower beds, and two patio areas. It is the perfect space for family BBQs, enjoying the evening sun, or simply watching the world go by. To the front there is off street parking.

Location

Tenth Avenue is conveniently located just off of Filton Avenue which is within close proximity to Gloucester Road. Not only does Gloucester Road have a variety of pubs, restaurants and shops, it also leads into the city centre.

Being in North Bristol, the property is perfectly located close to the green open spaces of Elm Park and Millennium Green. Elm Park is hugely popular with families in the area and boasts an impressive recreational park and swimming pool. Local residents can also enjoy Filton community garden with its array of greenery and peaceful seating area. The property also remains in close proximity to major employers such as Southmead Hospital, Airbus and The MoD.



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KEY DETAILS

- A Well Presented Mid-Terraced Property
- 3 Bedrooms
- Landscaped Rear Garden
- Off-Street Parking

Guide Price: £355,000

Tenure: Freehold

Council Tax Band: B

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

EPC: C

Viewing: By appointment only



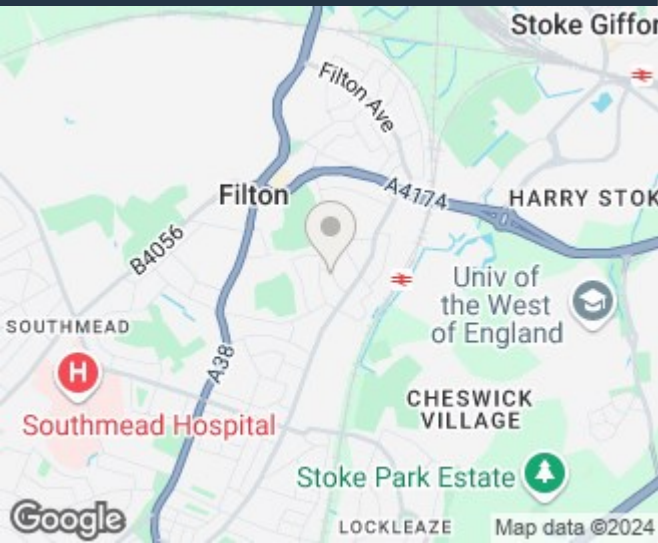
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TOTAL: 66.4 m² (715 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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