



Connells

Filton Avenue
Horfield Bristol

Filton Avenue Horfield Bristol BS7 0AX

for sale offers in excess of
£375,000



Property Description

Well presented THREE BEDROOM terrace house with a 19ft x 17ft GARAGE, in a desirable location close to the many amenities of Gloucester Road.

This family size property boasts three spacious bedrooms and provides ample and adaptable living space a downstairs cloakroom, 14ft kitchen, 12ft dining room, 9ft conservatory and 13ft living room.

Ideally located close to the endless amenities of the Gloucester Road, Horfield Common and Horfield Leisure Centre, nearby major employers such as Airbus, the MOD and the University of the West of England along with Southmead Hospital, this property provides convenient access into the city centre and other travel links via rail and bus.

Entrance Hall

Cloakroom

Lounge

13' 9" x 12' (4.19m x 3.66m)

Dining Room

12' x 11' 11" (3.66m x 3.63m)

Kitchen

14' 5" x 6' 4" (4.39m x 1.93m)

Conservatory

8' 11" x 8' 2" (2.72m x 2.49m)

Landing

Bedroom 1

12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom 2

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 3

9' 3" x 7' 5" (2.82m x 2.26m)

Bathroom

Front Garden

Rear Garden

Outbuilding

19' 5" x 17' 9" Max (5.92m x 5.41m Max)

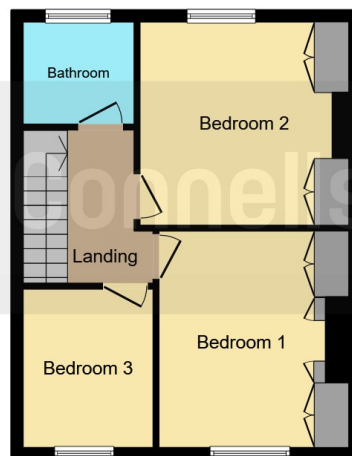




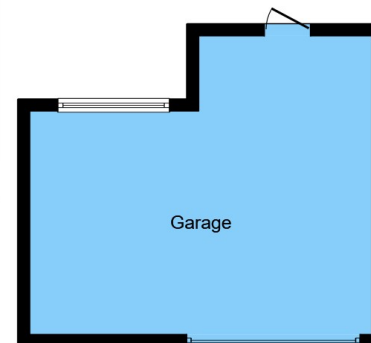




Ground Floor



First Floor



Garage

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WOT308843

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WOT308843 - 0002