



Connells

Holton Road
Bristol



Property Description

Charming three-bedroom end of terrace home in need of refurbishment | Perfectly situated on the popular Horfield / Filton borders | No Onward Chain. With off-street parking, a garage, and a good sized rear garden, it's the perfect canvas for an investor, first time buyer or family to make their own.

Location - Holton Road is ideally located close to the extensive amenities of Gloucester Road, Horfield Common, and Horfield Leisure Centre, this property also benefits from proximity to major employers such as Airbus, the Ministry of Defence, University of the West of England, and Southmead Hospital. A selection of well-regarded local schools, including Filton Avenue Primary School and Trinity Academy, are within easy reach. Excellent transport links, including nearby rail and bus services, provide convenient access to the city centre and beyond.

Viewing is highly recommended to fully appreciate the opportunity on offer.

Lounge

21' 4" x 11' 5" (6.50m x 3.48m)
Double glazed window to front.

Kitchen

8' 5" x 6' 3" (2.57m x 1.91m)
Double glazed window to side.

Extension

11' 10" x 9' 4" (3.61m x 2.84m)
Double glazed windows, door to rear garden.

Landing

Double glazed window to side.

Bedroom One

11' 5" Max x 10' 1" Max (3.48m Max x 3.07m Max)
Double glazed window to front.

Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m)
Double glazed window to rear.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)
Double glazed windows to side and rear.

Shower Room

Double glazed window to side, low level WC, wash hand basin, shower cubicle.

Garage

17' 9" x 9' (5.41m x 2.74m)









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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309014



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