



801 FILTON AVENUE BRISTOL, BS34 7HQ

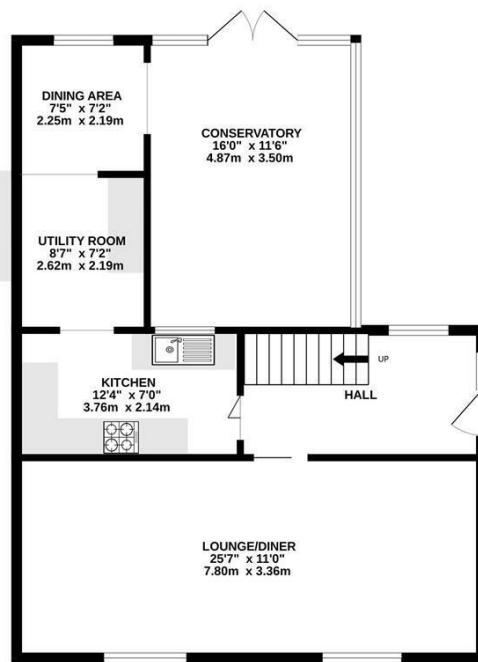
**£350,000
FREEHOLD**

Filton Avenue in Bristol, this delightful semi-detached house presents an excellent opportunity for families, professionals and investors alike. With three spacious reception rooms, this property offers ample space for relaxation, entertaining, or even a home office. The well-proportioned three bedrooms provide comfortable living quarters, ensuring that everyone has their own personal retreat.

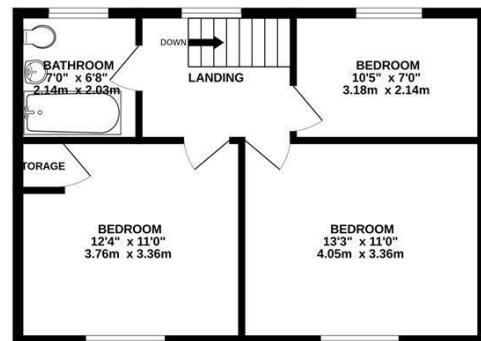
The location on Filton Avenue is ideal, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those who value both comfort and convenience. This property is not just a house; it is a home waiting to be filled with memories. Whether you are looking to settle down or invest, this semi-detached gem is worth considering.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements