



**Filton Avenue,
Bristol, BS34 7HQ**

**PRICE: Offers Over
£350,000**

Property Features

- Three Bedrooms
- Semi Detached
- Extended Home
- Lounge / Diner
- Popular Location
- Off Street Parking



Full Description

Hallway

Double glazed composite door to hallway with double glazed window to rear, radiator, stairs rising to 1st floor landing and doors to;

Lounge/Diner

Two double glazed windows to front, radiator and feature gas fire.

Kitchen

Double glazed window to rear, a range of wall and base units with surface over, with space for a range style gas cooker, stainless steel sink with drainer and mixer tap. Open to;



Utility

Double glaze window to side, radiator, space for tumble dryer, space for washing machine, space for American style fridge freezer and open to dining area.



Dining Room

Double glazed window to rear, open to;

Conservatory

UPVC constructed conservatory with French doors to garden.



Landing

Double glazed window to rear, access to loft and doors to;

Bedroom 1

Double glazed window to front and radiator.

Bedroom 2

Double glazed window to front radiator and storage cupboards housing a combination boiler.

Bedroom 3

Double glazed window to rear and radiator.

Bathroom

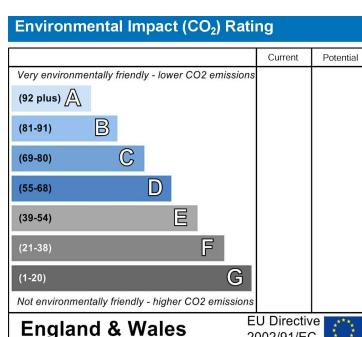
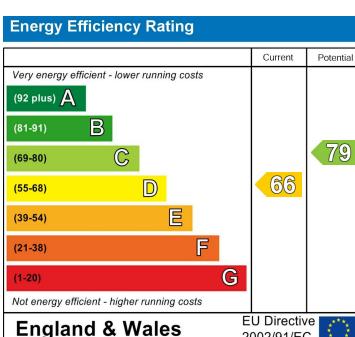
Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap and waterfall shower over, vanity hand wash basin with mixer tap and vanity low level WC. Spotlights, heated towel rail and tiled walls.

Rear Garden

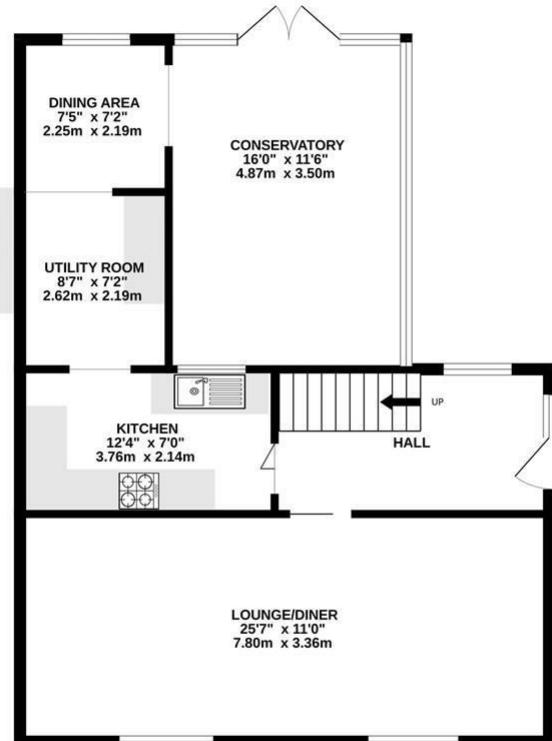
Mainly laid to patio and lawn, enclosed by fencing, access to front. Outside tap and power.

Frontage

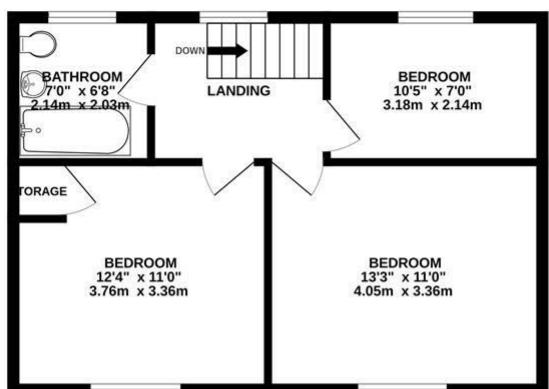
Black Paved off street parking for several cars. Side access to rear garden.



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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