



MAGGS
& ALLEN

377A FILTON AVENUE
HORFIELD, BRISTOL, BS7 0LH
£195,000

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A well-presented two-bedroom maisonette (spanning three floors) located in the area of Horfield, offering good access to Gloucester Road, the city centre and major transport links. Ideal either for a first-time buyer or investor, offered with no onward chain.

THE PROPERTY

Entering on the ground floor, the maisonette sits above a commercial space and has been decorated throughout in neutral décor. Ascending to the first floor, you will find a open-plan kitchen/lounge-diner with full-fitted kitchen and wood-effect flooring, the first of two well-sized double rooms, and the shower room - fitted with a three-piece suite including walk-in shower enclosure.

The third floor of the property features the second of the two bedrooms; an expansive space flooded with natural light through the skylight.

Offered to the market with no onward chain.

LOCAL SCHOOLS

Upper Horfield Primary School approx. 0.4km

Filton Avenue Primary School approx. 0.5km

Orchard School Bristol approx. 0.6km

LOCATION

Filton Avenue is located near Gloucester Road which is well-known for its vast array of shops, cafes, restaurants and bistros. Muller Road Recreation Ground and Horfield Leisure Centre are also situated close by. The road is popular with young families due to its close proximity to Upper Horfield Primary School and Filton Avenue Primary School. The nearby City Centre also offers a plethora of shops, amenities, restaurants and bars.

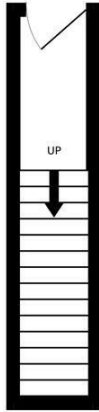
DIRECTIONS

From Maggs&Allen Office, turn left onto Northumbria Drive and then the second left onto Coldharbour Road. Continue on Kellaway Avenue for approx. 1.4 miles, at the end of the road turn left onto Gloucester Road and then the third right onto Wessex Avenue. At the end of the road turn left onto Filton Avenue, the property will be on the right.

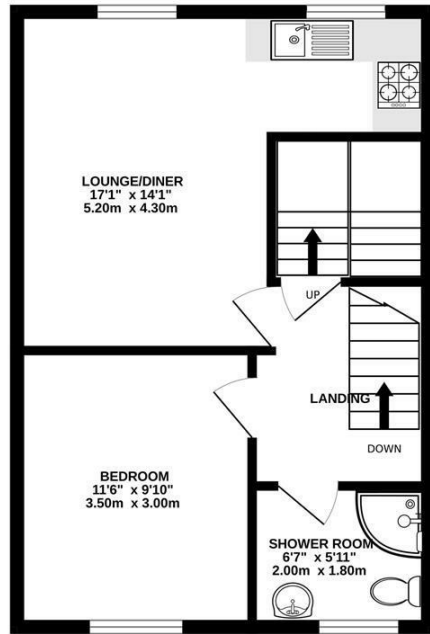


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

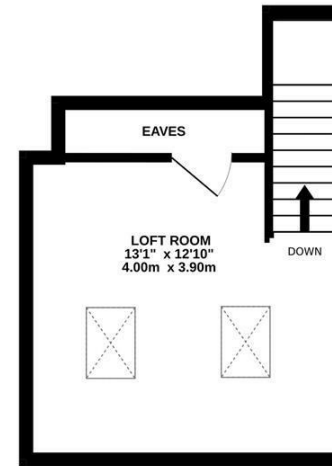
ENTRANCE HALL
54 sq.ft. (5.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.5 sq.m.) approx.



LOFT ROOM
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 2 Double Bedrooms
- Open Plan Kitchen/ Diner
- Three-Piece Suite
- No Onward Chain
- EPC- D

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: A

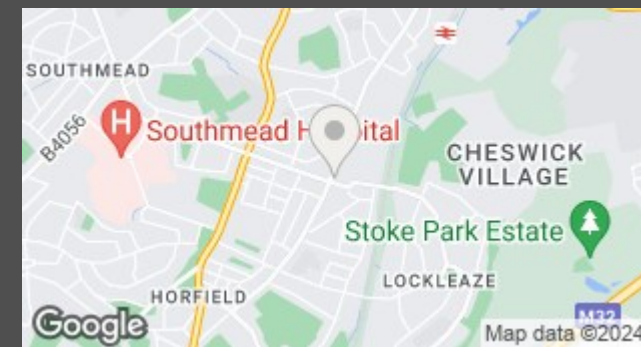
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be





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