



**MAGGS  
& ALLEN**

**16 DOUGLAS ROAD**  
HORFIELD, BRISTOL, BS7 0JD  
Asking Price £400,000



A double-bayed Victorian mid-terrace residence situated in a sought-after location in Horfield, just off Gloucester Road. Offered to the market with no onward chain.

## Property Details

Ground Floor:

Accessed via entrance hallway, leading to two reception rooms encompassing a bay-windowed lounge to front, dining room adjacent, and to the rear a kitchen/breakfast room which in turn provides access to the garden.

First Floor:

Three double bedrooms including a large master bedrooms, spanning the width of the property and with large bay window, and a three-piece bathroom with shower-over-bath.

Externally:

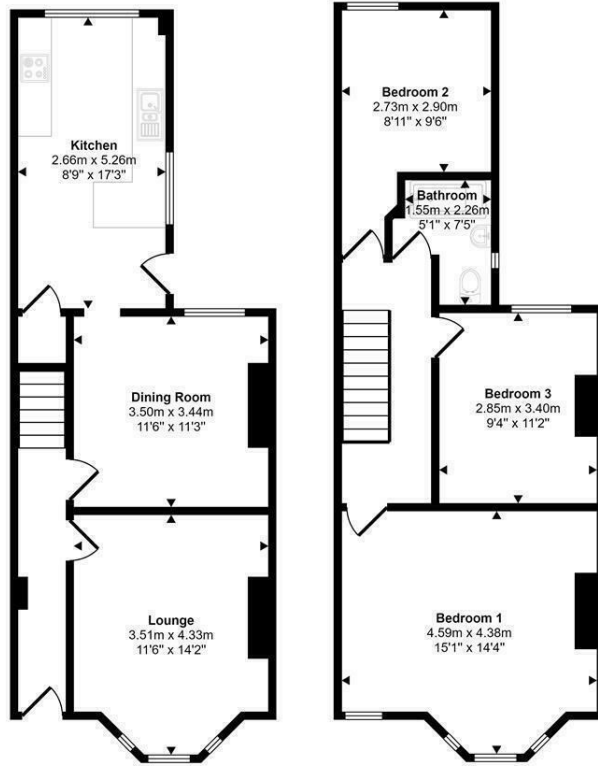
A substantial, south-facing garden meaning a sunny aspect through much of the day.

## Location

The property is situated on Douglas Road in Horfield, a quiet residential road only a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever popular Horfield Leisure centre. Filton Abbeywood railway station is located around 2.4 miles from the property, providing a direct link to Bristol Temple Meads and the City Centre. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways. Excellent transport links are also provided to the city centre and motorways.



Approx Gross Internal Area  
97 sq m / 1049 sq ft



Ground Floor  
Approx 48 sq m / 517 sq ft

First Floor  
Approx 49 sq m / 532 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Victorian mid-terrace property
- Three bedrooms
- Large, south-facing garden
- In a sought-after location close to Gloucester Road
- Well-sized rooms throughout
- Offered with no onward chain

**Guide Price:** £400,000

**Tenure:** Freehold

**Council Tax Band:** C

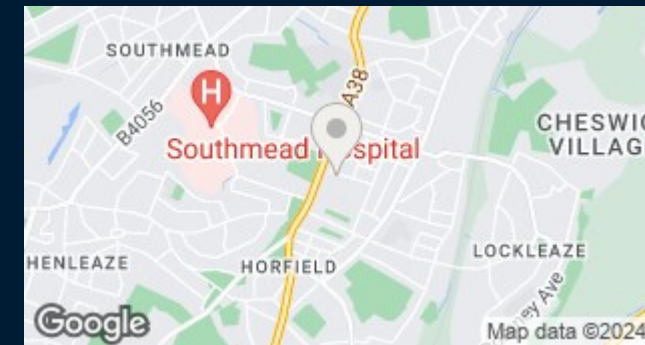
**EPC Rating:** D

**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 incorrect or liable to change. Please contact the office to confirm any details.







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