



MAGGS
& ALLEN

17 STANLEY AVENUE
FILTON, BRISTOL, BS34 7NQ
£350,000

A mid-terrace 1950s three-bedroom residence with secure garage, southerly-facing garden and extended living areas. Offered to the market with no onward chain.

Ground Floor

Accessed via vestibule with a uPVC front door, you will in turn enter the hallway. With understairs storage and meter cupboard, the hallway provides access in turn to each of the reception rooms and the kitchen/breakfast room.

The front reception is a bay-fronted room with uPVC windows to the front elevation, picture rails and fireplace to the far wall, and has been used as a lounge by the current owners.

Behind this is the second reception room, historically used as the dining room and with fireplace to far wall, picture rails and glazed sliding doors leading to a sun room at the rear.

Completing the ground floor is a kitchen fitted with a range of base and wall-mounted units, with space for a breakfast table, and in turn leading to the sun room. Whilst in need of modernisation, we are advised that the kitchen is in good working order.

First Floor

Ascending to the first floor landing, you will be greeted by the three bedrooms and family bathroom.

The master is a generous double room with bay-window to the front elevation and built-in storage to the far wall. Adjacent is a single room ideal as a study or child's bedroom.

The third bedroom is another generous double, again with built in storage overlooking the garden below.

The bathroom is fitted with a three-piece suite including shower-over-bath.

Externally

The rear garden of the property is a real highlight; a southerly aspect making it particularly pleasing. At the far end is a secure double garage accessible both from the garden and via the rear lane.

The approach to the front is a low-maintenance front paved garden leading to the vestibule.

Location

Filton is a great place to live due to its excellent transport links, including easy access to Bristol city centre, the M4/M5 motorways, and Parkway Station, making commuting convenient. It also offers a mix of green spaces, good schools, and local amenities while being close to major employers like Airbus, Rolls-Royce, and the MOD.

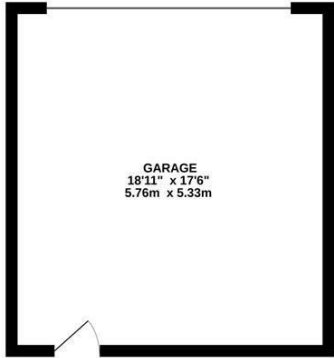
Schools

Shield Road Primary School - Distance: 0.21 miles
Charborough Road Primary School - Distance: 0.46 miles
South Gloucestershire and Stroud College - Distance: 0.71 miles
Orchard School Bristol - Distance: 0.71 miles

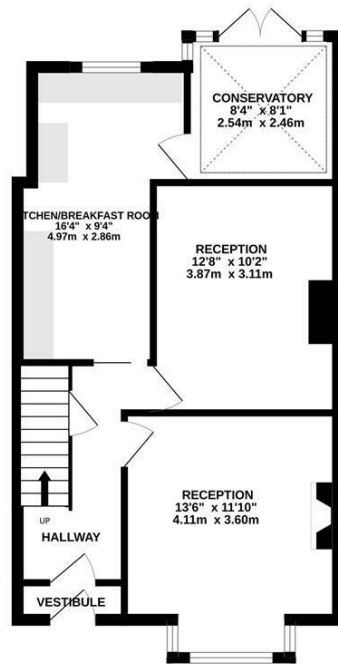
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



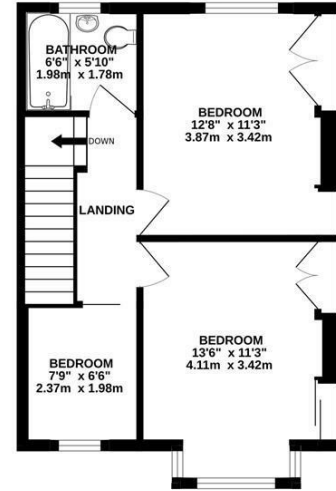
GARAGE (NOT SHOWN IN
ACTUAL POSITION)
331 sq.ft. (30.7 sq.m.) approx.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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- Three-bedroom mid-terrace property
- Delightful southerly-facing private rear garden
- Secure double garage to rear
- A quiet road popular with families
- Two reception rooms
- In need of modernisation
- Offered with no onward chain

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: B

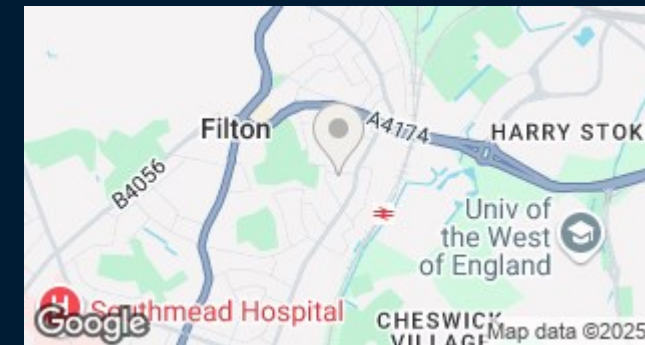
EPC Rating: E

Local Authority: South Gloucestershire

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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