



MAGGS
& ALLEN

100 GLOUCESTER ROAD NORTH

FILTON, BRISTOL, BS34 7PF

£500,000

A detached, three-bedroom home offering generous accommodation, a garage and off-street parking. Located within a popular pocket of Filton, within a short distance of The MoD. Offered to the market with no onward chain.

Ground Floor

Entering into a useful entrance hall, with a further door leading to the inner hallway, which in turn provides access to the ground floor accommodation, downstairs WC and staircase to the first floor landing. The main reception room is a sizeable, triple-aspect space which spans the depth of the house, and features a gas fireplace and double French doors to the garden. The second reception room provides ample space for both living and dining, and could potentially be knocked through to create a larger open-plan kitchen/diner. Off the reception, there is access to a large understairs cupboard, as well as a door opening outside to the driveway. Adjacent, you will find an original kitchen comprising a range of wall and base-mounted units with solid wood fronts and work surfaces, encompassing further space for freestanding appliances.

First Floor

Upstairs, there are three double bedrooms, of which the main bedroom is a fantastic size; benefiting from fitted wardrobes, windows to dual-aspects and access to the Jack and Jill bathroom. Bedrooms two and three also feature built-in storage and wardrobes. The bathroom comprises a four-piece suite of corner bath, shower cubicle, toilet and sink.

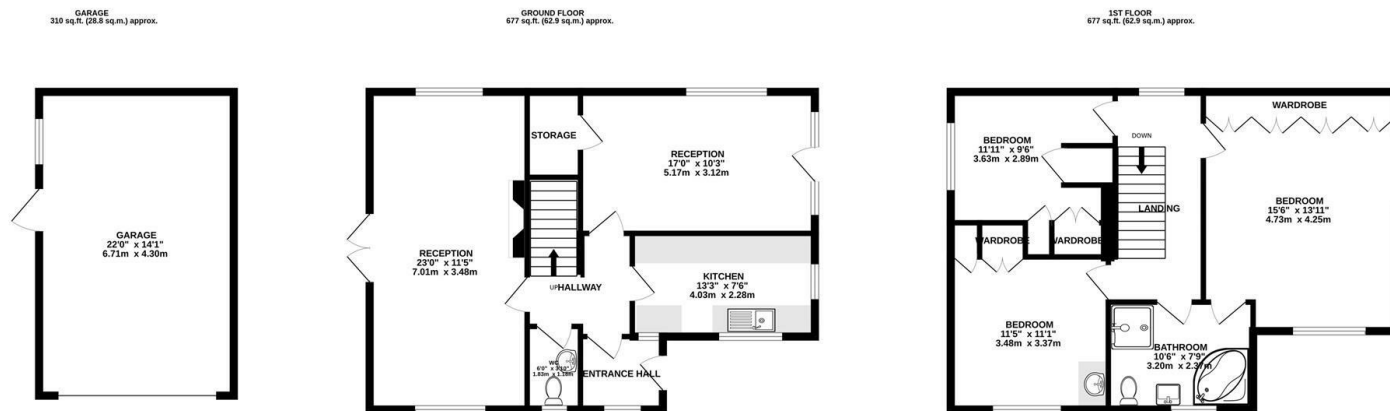
Externally

The property sits in the middle of a generous plot, with carefully manicured gardens stretching to the front and sides and of the property and bordered by a brick wall. The driveway is accessible via wooden gates, and offers off-road parking for multiple vehicles. The garage is a great size, and has an up-and-over door to the front, as well as a side door.

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.





TOTAL FLOOR AREA : 1664 sq.ft. (154.6 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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- Detached, three double-bedroom family home
- Two large reception rooms
- Fantastic modernisation potential
- Situated within a generous plot
- Garage and off-street parking
- Offered to the market with no onward chain

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: F

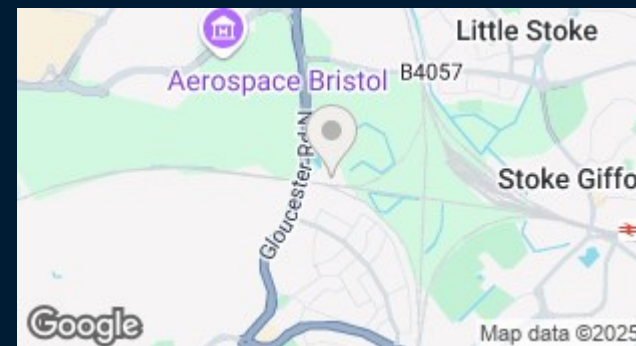
EPC Rating: D

Local Authority: South Gloucestershire 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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