



£465,000

Grittleton Road, Horfield

BS7 0XA

PROPERTY SUMMARY

This charming home offers a welcoming porch that opens into a bright entrance hall. To the right is a comfortable living room featuring a lovely bay window that fills the space with natural light. The dining room sits at the rear of the house with doors leading out to the garden, creating an easy flow for entertaining or family time. Adjacent to the dining room is a well sized kitchen and breakfast area with plenty of storage and convenient access to the side of the garden.

Upstairs, there are two double bedrooms and one single room, along with a family bathroom. The second floor is dedicated to the principal bedroom, complete with an en suite, offering a peaceful and private retreat.

Outside, the property benefits from a front driveway providing off street parking. The rear garden is substantial, featuring a spacious lawn, mature trees, and a patio area that's perfect for relaxing or outdoor dining. It offers a peaceful and private setting, ideal for both family life and entertaining.

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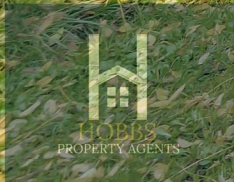


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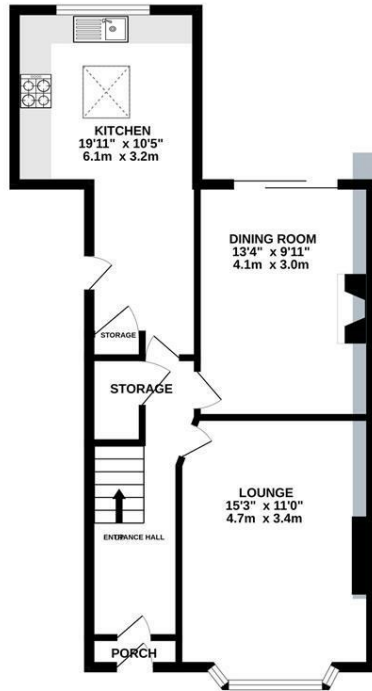




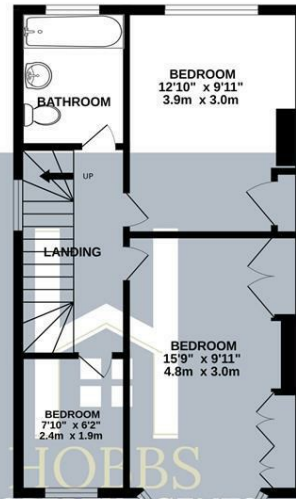




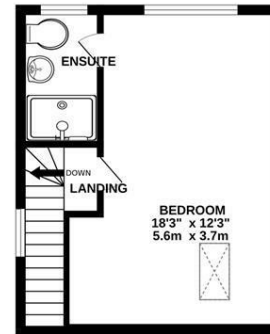
GROUND FLOOR



1ST FLOOR



2ND FLOOR

**LOCAL AUTHORITY**

Bristol City Council

TENURE

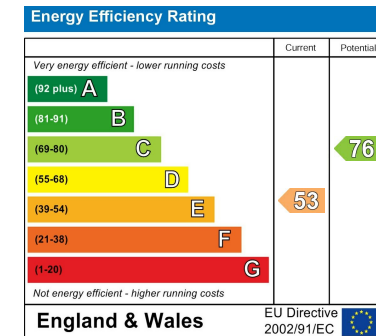
Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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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**OFFICE DETAILS**

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