



**Filton Avenue,
Bristol, BS34 7HQ**

**PRICE: Offers Over
£350,000**

Property Features

- Three Bedrooms
- Semi Detached
- Extended Home
- Lounge / Diner
- Popular Location
- Off Street Parking

Full Description

Hallway

Double glazed composite door to hallway with double glazed window to rear, radiator, stairs rising to 1st floor landing and doors to;

Lounge/Diner

Two double glazed windows to front, radiator and feature gas fire.

Kitchen

Double glazed window to rear, a range of wall and base units with surface over, with space for a range style gas cooker, stainless steel sink with drainer and mixer tap. Open to;

Utility

Double glaze window to side, radiator, space for tumble dryer, space for washing machine, space for American style fridge freezer and open to dining area.

Dining Room

Double glazed window to rear, open to;

Conservatory

UPVC constructed conservatory with French doors to garden.

Landing

Double glazed window to rear, access to loft and doors to;

Bedroom 1

Double glazed window to front and radiator.

Bedroom 2

Double glazed window to front radiator and storage cupboards housing a combination boiler.

Bedroom 3

Double glazed window to rear and radiator.



Bathroom

Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap and waterfall shower over, vanity hand wash basin with mixer tap and vanity low level WC. Spotlights, heated towel rail and tiled walls.

Rear Garden

Mainly laid to patio and lawn, enclosed by fencing, access to front. Outside tap and power.

Frontage

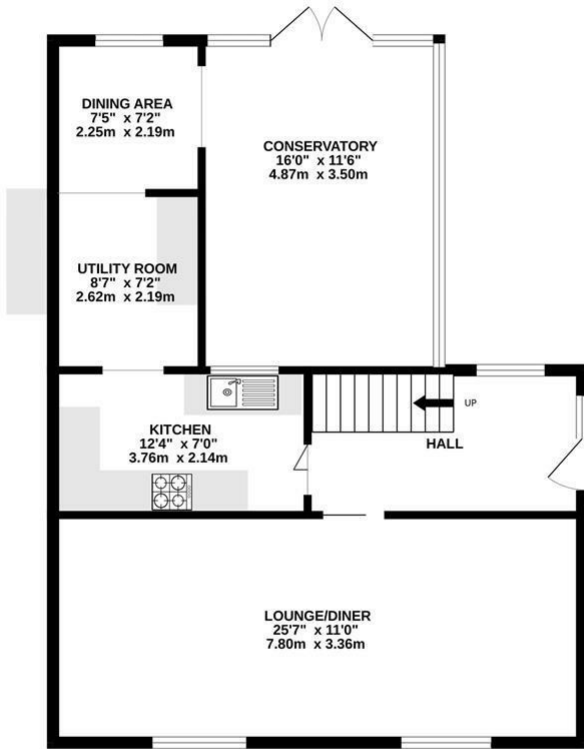
Black Paved off street parking for several cars. Side access to rear garden.



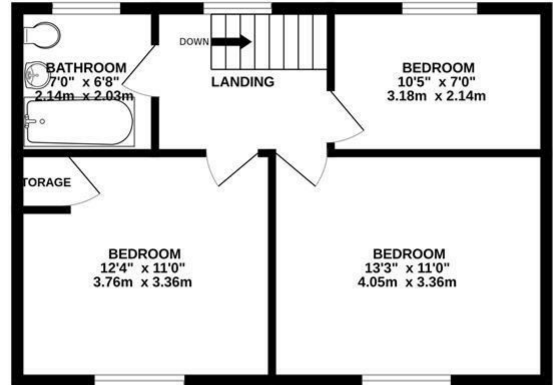
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements