

*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



FILTON AVENUE
FILTON



HALL

LOUNGE

3.65m x 3.59m exc. bay window (11'11" x 11'9" exc. bay window)

DINING ROOM

3.68m x 3.09m (12'0" x 10'1")

KITCHEN

4.59m x 2.10m (15'0" x 6'10")

LANDING

BEDROOM

3.66m x 3.33m max (12'0" x 10'11" max)

BEDROOM

3.65m x 3.24m exc. bay (11'11" x 10'7" exc. bay)

BEDROOM

2.22m x 2.02m (7'3" x 6'7")

FAMILY BATHROOM

2ND LANDING

MASTER BEDROOM

6.24m x 3.84m max (20'5" x 12'7" max)

ENSUITE

OUTSIDE

Excellent size garden with parking option to rear, with lane access.

TENURE

We have been advised by the owner this property is freehold. This should be confirmed by your legal advisor.

COUNCIL TAX: BAND B





FILTON AVENUE

FILTON, BS34 7AR - £369,950

 4 Bedroom(s)
  2 Bathroom(s)
  1366.00 sq ft

A spacious four bedroom terraced home with good sized front and rear gardens. The rear garden has vehicle access, offering the potential for off road parking or a garage.

Inside, the ground floor offers a bay-fronted living room and a large kitchen that opens into the dining area, overlooking the rear garden. Upstairs you'll find two double bedrooms, a single bedroom, and a family bathroom. The top floor features a loft-converted master bedroom with an en-suite shower room and views over the garden.

The property combines period character with modern living and is close to local schools, shops, and transport links. A great family home in a desirable area.

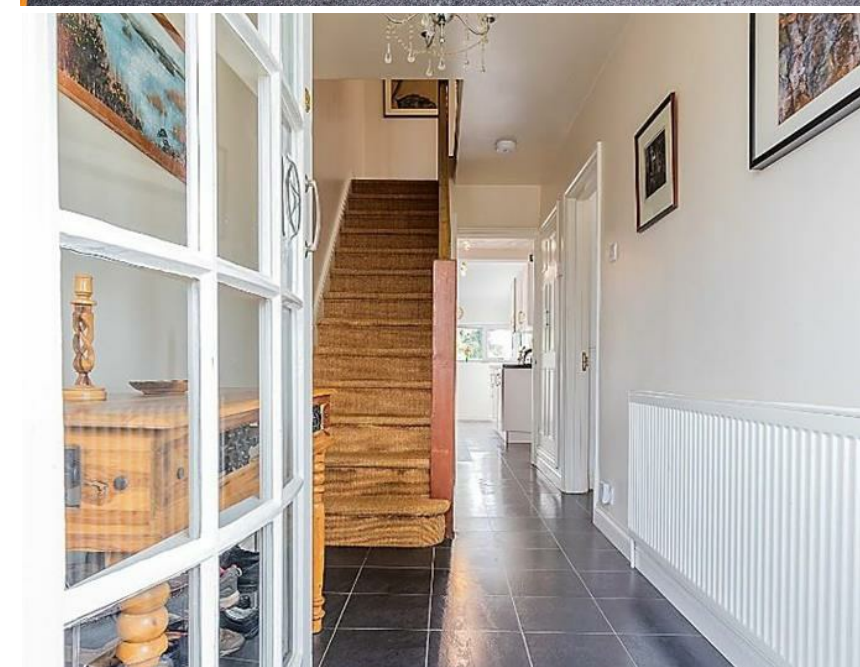
Contact us today to arrange a viewing.

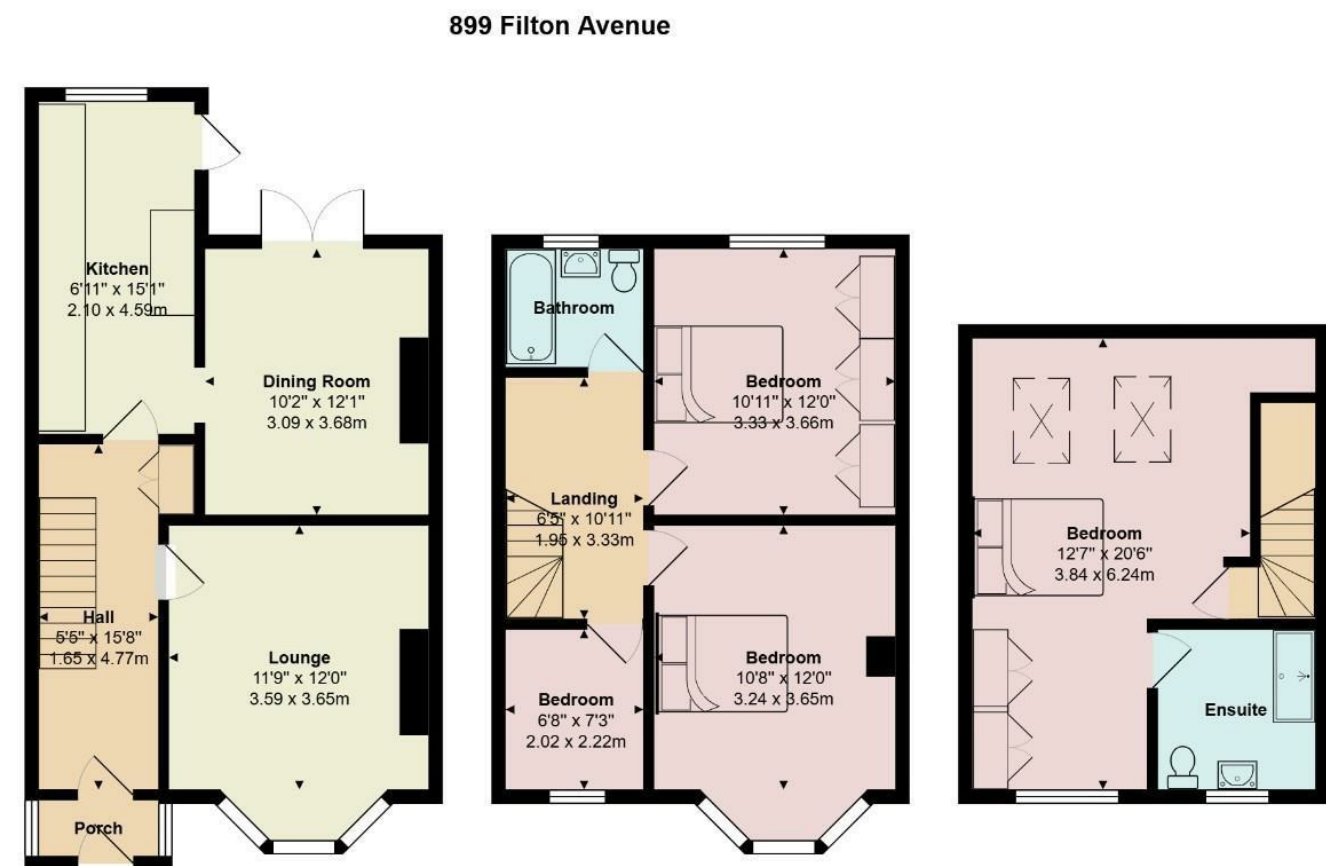
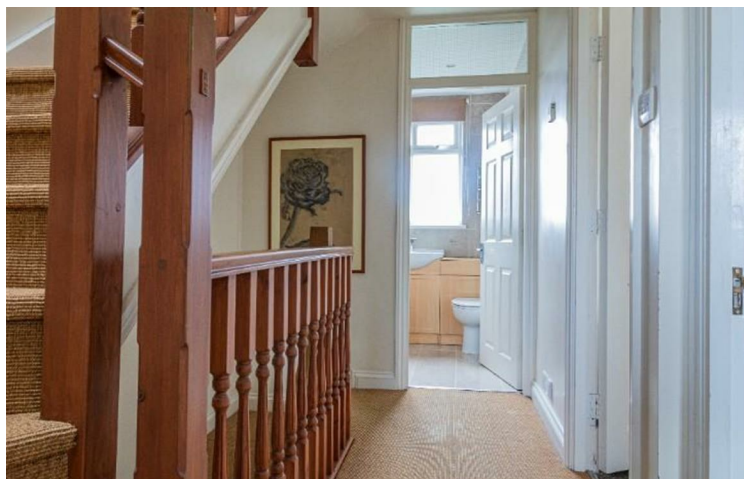
COUNCIL TAX BAND - B

- 4 x Bedrooms with Stunning Loft Conversion and En-suite
- Chain Free
- Parking to the Rear

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
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02920 397887
Director





All measurements are approximate and for display purposes only



Filton Avenue, Filton, Bristol



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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