



13 BUDE ROAD,
, BS34 7HN

**GOODMAN
& LILLEY**



OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS THREE-BEDROOM SEMI-DETACHED HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING TO MODERNISE AND ADD VALUE.

AN EARLY VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE WHAT IS ON OFFER HERE.

Requiring updating throughout, the property offers well-proportioned accommodation and plenty of potential to create a fantastic family home tailored to individual tastes and requirements. No onward chain.

Location

Situated in a popular residential location, the home is conveniently positioned for local schools, shops, transport links, and amenities. Ideal for first-time buyers, investors, or anyone seeking a refurbishment project in a well-established area.

Accommodation

Please see the floorplan for the room measurements and property layout.

Ground Floor

The ground floor comprises a spacious front facing living room opening to a large dining area, and kitchen which leads out to the rear garden.

First Floor

Stairs lead up to the first floor landing offering three bedrooms and a family bathroom with white suite.

Outside

Gardens and Parking

Externally, the property benefits from front and rear gardens along with driveway parking.

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- Bude Road, Filton
 - Three bedrooms
 - Off street parking
 - Ideally positioned for schools and amenities
 - Semi-detached house
 - Large rear garden
 - Requiring updating throughout
 - No onward chain

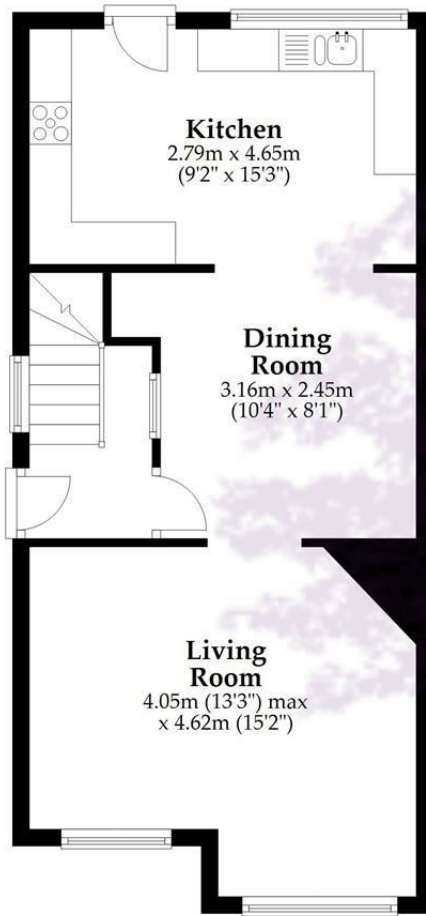


GUIDE PRICE £350,000



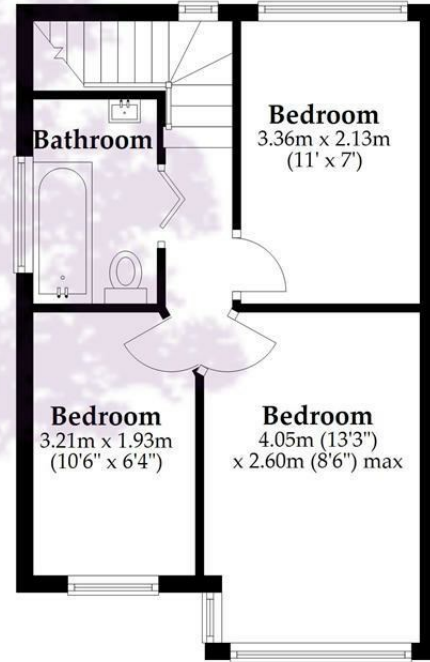
Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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