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*Bartholomews Square*

HORFIELD



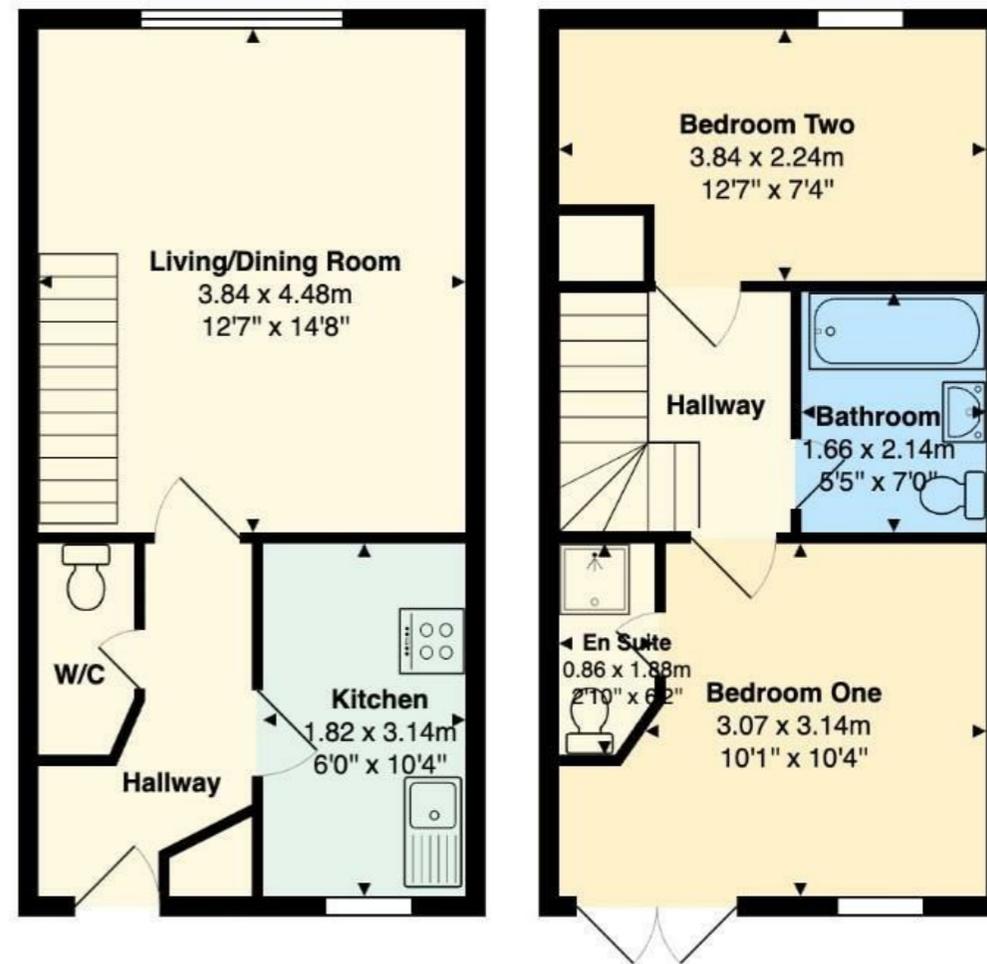
*Lovely Two Bedroom House in Horfield, Great for Families, Investors and First Time Buyers.*

Comments by Ms Olivia Melville-Brown



**Property Specialist**  
**Ms Olivia Melville-Brown**  
 Branch manager

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Bartholomews Square, Horfield, Bristol, BS7 0QB

Total Area: 59.3 m<sup>2</sup> ... 638 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*In the Popular location of Horfield, Walking Distance to all Local Amenities with a great community feel.*

Comments by the Homeowner





# Bartholomews

*Horfield, Bristol, BS7 0QB*

Asking Price

**£325,000**



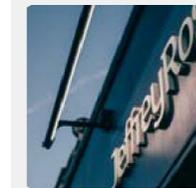
2 Bedroom(s)



1 Bathroom(s)



645.84 sq ft



Contact our

***Property Outlet Branch***

0117 935 4565

Nestled in the charming Bartholomews Square in Horfield, Bristol, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Built in 2004, the property spans an inviting 646 square feet and is designed to cater to the needs of contemporary lifestyles.

Upon entering, you are welcomed into a spacious entrance hall leading to the reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house boasts two generously sized double bedrooms, one of which features an ensuite shower room, ensuring privacy and convenience. A well-appointed family bathroom complements the living space, making it suitable for families or guests.

Storage is abundant throughout the property, with clever design elements that maximise space. The inclusion of a downstairs cloakroom adds to the practicality of the home.

Step outside to discover a lovely garden, perfect for enjoying the fresh air or hosting summer gatherings. A charming Juliet balcony enhances the appeal of the property, allowing for a delightful view of the surroundings.

Parking is also available, a valuable asset in this vibrant area. This two-bedroom terrace house is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community in the heart of Horfield. Whether you are a first-time buyer or looking to downsize, this property is a wonderful opportunity not to be missed.



Entrance Hall 3'0" x 10'3" (0.93 x 3.14)

Kitchen 5'11" x 10'3" (1.82 x 3.14)

Cloakroom 2'9" x 6'2" (0.86 x 1.88)

Lounge 12'6" x 14'7" (3.83 x 4.47)

Bedroom One 9'3" x 10'3" x 12'7" (2.82 x 3.14 x 3.84)

En-Suite 2'9" x 6'7" (0.86 x 2.03)

Bedroom Two 12'6" x 7'3" (3.83 x 2.21)

Bathroom 5'6" x 6'11" (1.70 x 2.11)

Garden

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Bristol City Council - Band B

#### Additional Information

The house has been previously rented out for £1450.00PCM

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(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	