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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Filton Avenue*

HORFIELD



*This property has been a fantastic investment for us over many years*

Comments by Ms Ashton Jones



**Property Specialist**

**Ms Ashton Jones**

Branch manager

a.jones@thepropertyoutlet.com

*We feel this property would be worth an internal viewing to see the space it has to offer for an investment*

Comments by the Homeowner



**Filton Avenue, Horfield, Bristol, BS7 0AQ**

Total Area: 174.4 m<sup>2</sup> ... 1877 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Filton Avenue

Horfield, Bristol, BS7 0AQ

Offers In The Region Of

**£550,000**



6 Bedroom(s)



2 Bathroom(s)



1877.00 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

This property currently has tenants in situ paying £3300pcm, £39,600 PA for a long term period and is sold as seen. Investors please speak to our lettings department regarding the rental this could achieve with some additional work being complete.

The current yield for this property is nearly 7%

Located on Filton Avenue in the vibrant area of Horfield, Bristol, this spacious terraced house presents an excellent opportunity for those seeking a buy-to-let investment. Spanning an impressive 1,862 square feet, the property boasts two generous reception rooms (one downstairs bedroom).

With five bedrooms upstairs, there is ample space for accommodating tenants. The two bathrooms add convenience, ensuring that morning routines run smoothly. While the property is in need of modernising, this offers a unique chance for the new owner to personalise the space and add value.

The location is particularly appealing, being in close proximity to Gloucester Road, known for its eclectic mix of shops, cafes, and amenities. This vibrant thoroughfare is a hub of activity, making it an attractive spot for potential renters.

In summary, this terraced house on Filton Avenue is a spacious and versatile property that, with some modernisation, could become a stunning home or a lucrative investment. Don't miss the chance to explore the potential this property has to offer in a sought-after area of Bristol.



#### Entrance Hall

Living Room 14'5" x 16'0" (4.40 x 4.90)

Reception Room / bedroom 11'2" x 12'9" (3.42 x 3.9)

Kitchen/Diner 9'3" x24'2" (2.84 x7.37 )

Bedroom One 14'7" x 15'5" (4.45 x 4.71)

Bedroom Two 11'10" x16'6" (3.62 x x5.03)

Bedroom Three 9'4" x 11'10" (2.86 x 3.61)

Bath/Shower Room & W/C 6'6" x 7'8" (2.00 x 2.36)

Bedroom Four 9'2" x 12'3" (2.80 x 3.75)

Bedroom Five 11'0" x 21'2" (3.37 x 6.47)

Shower Room & W/C 5'5" x 9'5" (1.67 x 2.88)

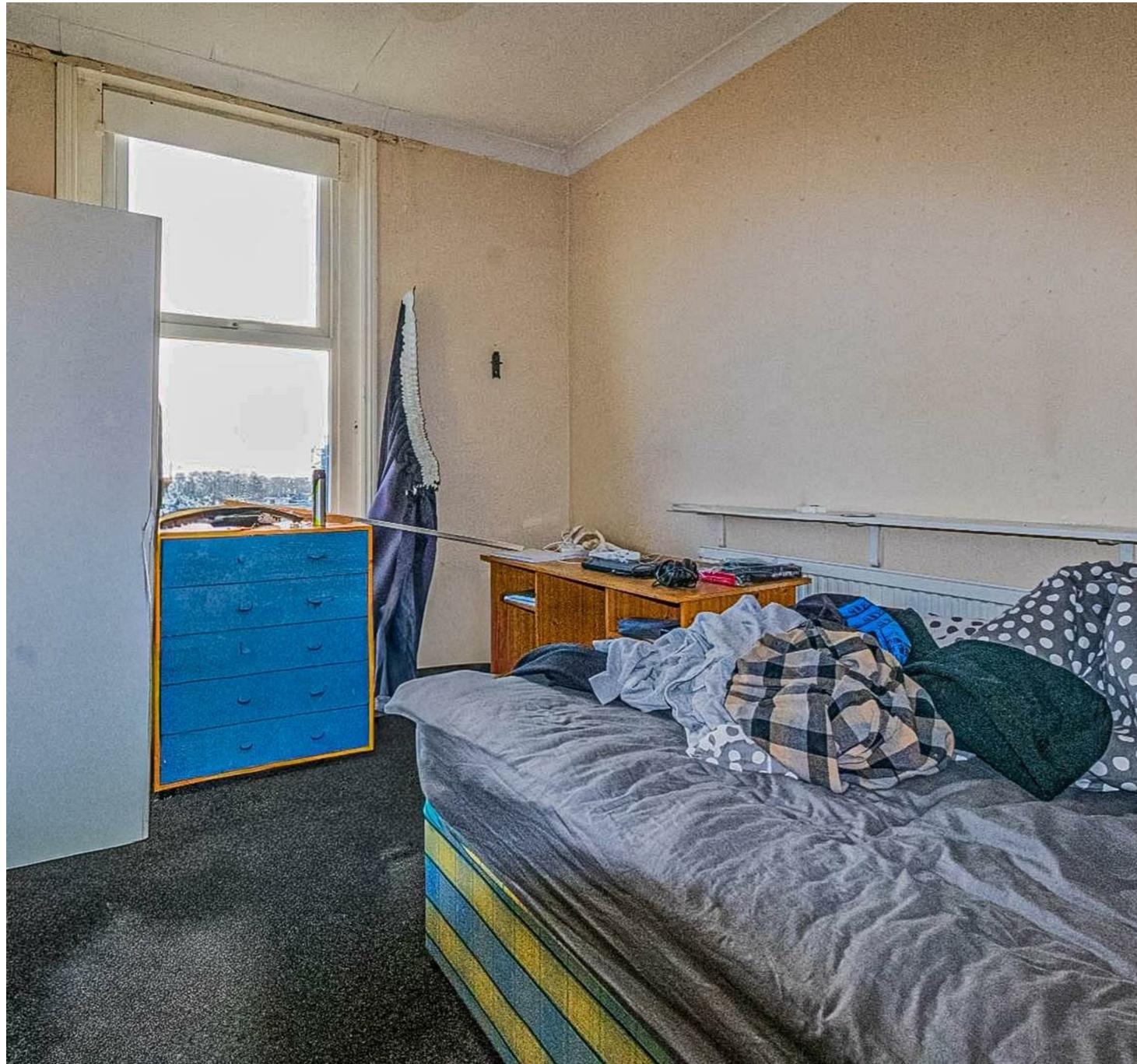
#### Rear Garden

#### Tenure

We have been advised by the vendor that the property is freehold but this is to be checked by your legal advisor

#### Council tax

Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

