



MAGGS  
& ALLEN

47 ELM PARK  
FILTON, BRISTOL, BS34 7PS  
£455,000



A three-bedroom mid-terrace property with garage located conveniently with major transport links in close proximity. In need of updating, the property is offered with no onward chain.

## Ground Floor

The ground floor in brief comprises: two fitted kitchens, WC, lounge, dining room, under-stairs storage and hallway.

Please refer to the floorplan for approximate measurements.

## First Floor

The first floor in brief comprises: three double bedrooms, landing, and three-piece bathroom comprising WC, basin and bath with shower-over.

Please refer to the floorplan for approximate measurements.

## Externally

Both the front and rear gardens comprise lawned areas, bordered with mature shrubs. The rear garden is notable for its size, and offering rear access -from which there is access to the garage.

## Schools

Charborough Road Primary School - Distance: 0.16 miles

Shield Road Primary School - Distance: 0.21 miles

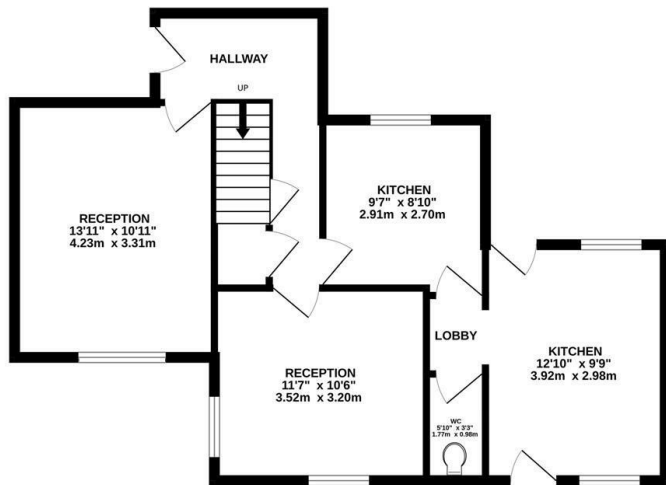
Orchard School Bristol - Distance: 0.56 miles

## Location

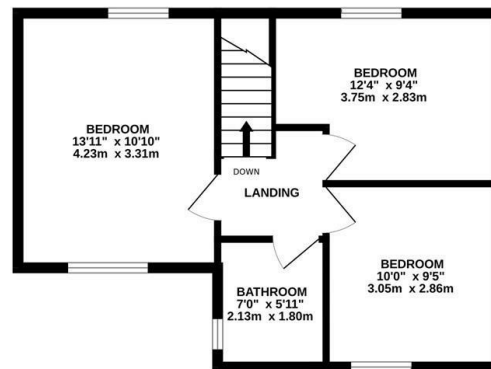
Filton is a great place to live due to its excellent transport links, including easy access to Bristol city centre, the M4/M5 motorways, and Parkway Station, making commuting convenient. It also offers a mix of green spaces, good schools, and local amenities while being close to major employers like Airbus, Rolls-Royce, and the MOD.



**GROUND FLOOR**  
617 sq.ft. (57.3 sq.m.) approx.



**1ST FLOOR**  
446 sq.ft. (41.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three-bedrooms
- Two receptions
- Sizeable rear garden, and front garden
- In need of updating
- Conveniently located
- Private garage
- Ground floor WC
- No onward chain

**Guide Price:** £455,000

**Tenure:** Freehold

**Council Tax Band:** C

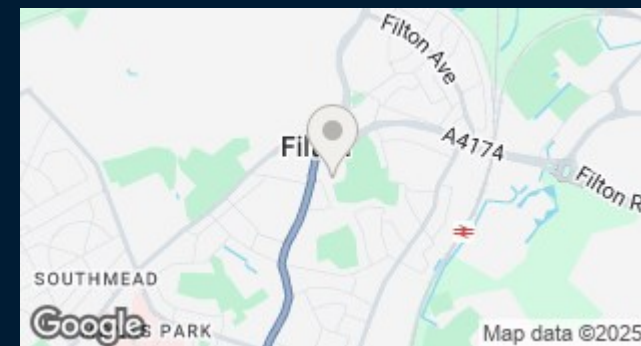
**EPC Rating:** D

**Local Authority:** South Gloucestershire

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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