

THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



FILTON ROAD  
HORFIELD





OPEN PLAN KITCHEN/LIVING ROOM  
5.79 2.93 (18'11" 9'7")

DOUBLE BEDROOM ONE  
3.84 2.72 (12'7" 8'11")

DOUBLE BEDROOM TWO  
3.33 2.37 (10'11" 7'9")

REFITTED BATH/SHOWER ROOM & W/C  
2.37 1.80 (7'9" 5'10")

OUTSIDE

REAR COURTYARD GARDEN










## FILTON ROAD

HORFIELD, BS7 0PA - £220,000

 2 Bedroom(s)  1 Bathroom(s)  452.00 sq ft

Nestled on Filton Road in the vibrant area of Horfield, Bristol, this charming two-bedroom garden apartment offers a delightful blend of comfort and modern living convenience. Upon entering, you are welcomed into an open plan kitchen/living room, perfect for both relaxation and entertaining guests.

The apartment features two well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise space and natural light.

The property also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. One of the features of this apartment is the private rear courtyard garden.

Located in Horfield, you will find yourself in a lively community with a variety of local shops, cafes, and parks nearby. The area is well-connected by public transport, making it easy to access the wider city of Bristol and beyond.

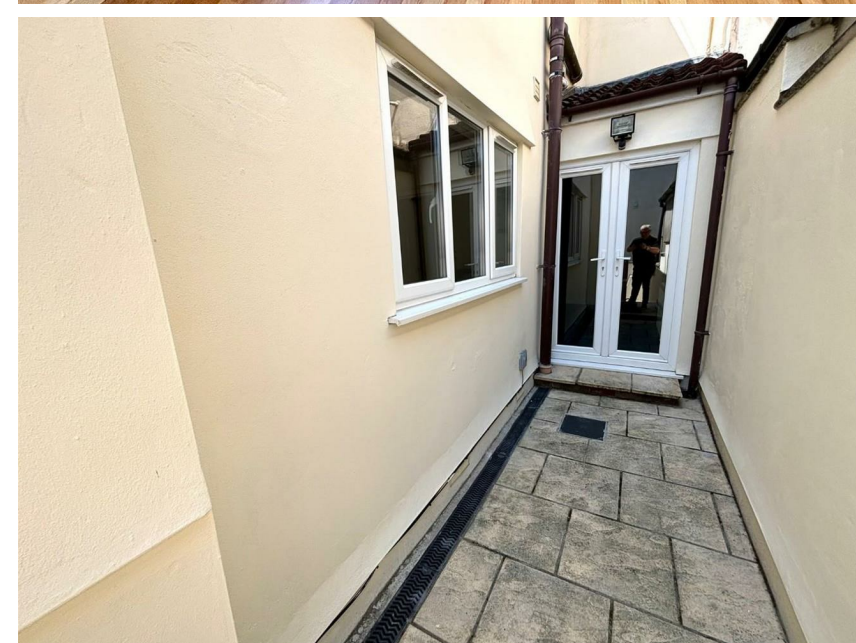
This two-bedroom garden apartment is an ideal choice for first-time buyers, young professionals, or those seeking a comfortable home in a desirable location, this property is not to be missed.

### COUNCIL TAX BAND - A

- CHAIN FREE
- Two Double Bedrooms
- Courtyard Garden Apartment
- Excellent Rental Potential
- Refitted Bath/Shower Room & W/c
- Open Plan Refitted Kitchen/Living Room
- Great Location
- Gas Central Heating
- Very Well Presented
- Close To Local Amenities

### PROPERTY SPECIALIST

Mr Carl Mortimore  
c.mortimore@thepropertyoutlet.com  
01179354565  
Branch manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	