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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Bartholomeus Square*

HORFIELD

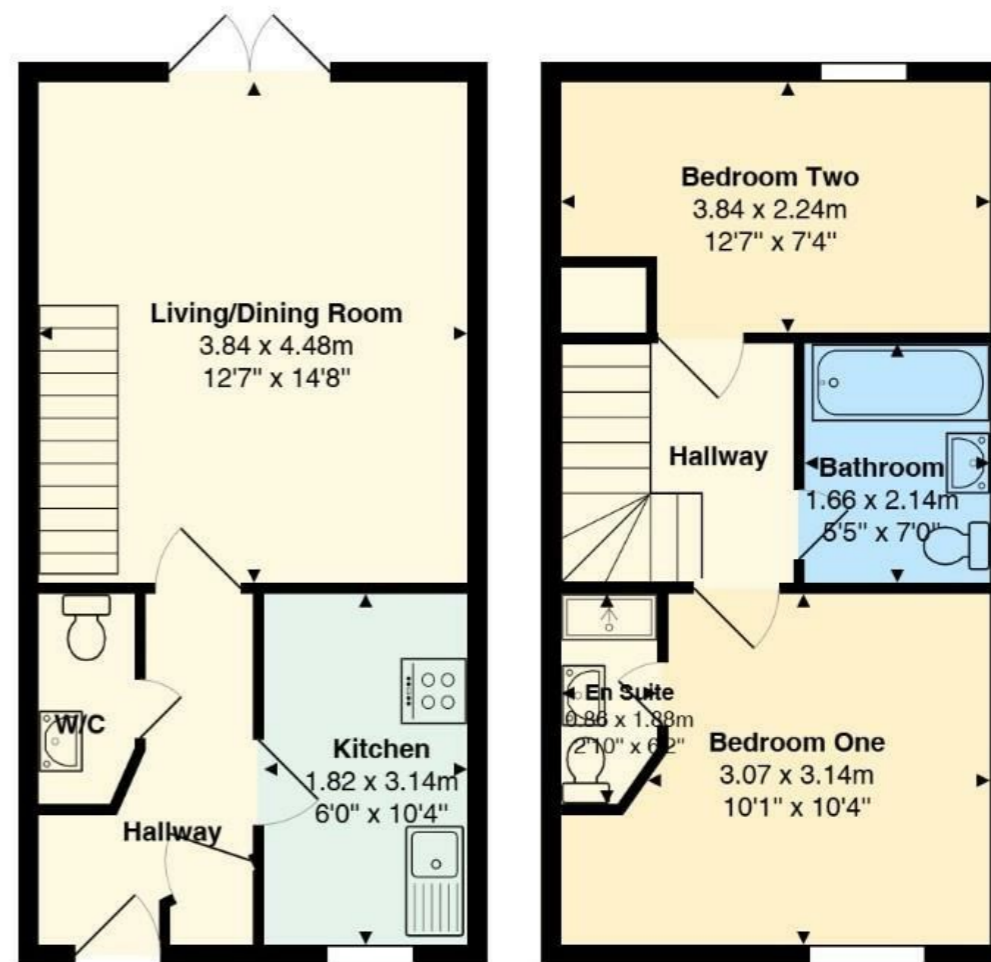


Great investment or first time purchase

Comments by Ms Ashton Jones



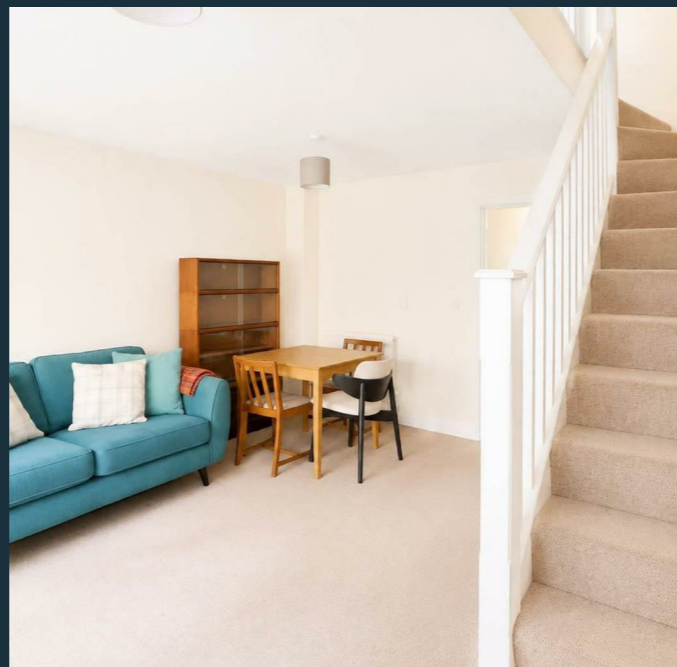
**Property Specialist**  
**Ms Ashton Jones**  
Branch manager  
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Bartholomews Square, Horfield, Bristol, BS7 0QA

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Bartholomews

*Horfield, Bristol, BS7 0QA*

Offers In The Region Of

**£340,000**



2 Bedroom(s)



2 Bathroom(s)



645.00 sq ft



Contact our

***Property Outlet Branch***

0117 935 4565

Nestled in the tranquil Bartholomews Square in Horfield, Bristol, this charming two-bedroom house offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. With two well-appointed bedrooms, it provides ample space for a small family or professionals seeking a peaceful retreat.

The house boasts two bathrooms, ensuring that morning routines are both efficient and comfortable. One of the standout features of this property is the private garden, a delightful outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated in a quiet estate, this home offers a serene environment while still being conveniently located near local amenities and transport links. Additionally, the property includes parking, a valuable asset in this desirable area.

This house is an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this lovely home your own.



#### Hallway

Kitchen 6'0" x 10'3" (1.84 x 3.13)

W/C 2'9" x 5'2" (0.86 x 1.59)

Lounge / Diner 15'1" x 12'7" (4.61 x 3.86)

Bedroom One 10'3" x 12'7" (3.13 x 3.86)

Ensuite 2'10" x 6'8" (0.87 x 2.04)

Bathroom 5'7" x 6'11" (1.72 x 2.11)

Bedroom Two 7'3" x 12'7" (2.23 x 3.86)

#### Tenure

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

#### Council Tax

Band - C

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 82        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |