



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL

Filton Avenue

HORFIELD

JeffreyRo
THE PROPERTY OF
KENTON-4545 For 5



This has been a great rental property for us with a really good return and has always let with ease.

Comments by Ms Olivia Melville-Brown



Property Specialist
Ms Olivia Melville-Brown
 Branch manager

o.melvillebrown@thepropertyoutlet.com

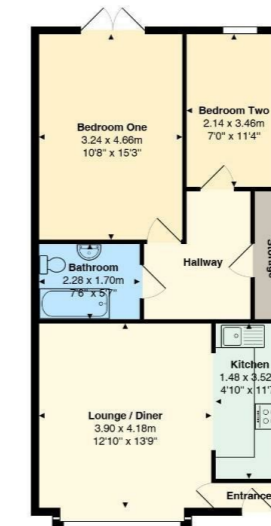


Great for a first time buyer or a investor.

Comments by the Homeowner



Filton Avenue, Horfield, Bristol, BS7 0BA



All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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		



Filton Avenue

Horfield, Bristol, BS7 0BA

Asking Price

£230,000



2 Bedroom(s)



1 Bathroom(s)



592.01 sq ft



Contact our
Property Outlet Branch

0117 935 4565

Nestled on Filton Avenue in the vibrant area of Horfield, Bristol, this charming two-bedroom garden flat offers a delightful blend of comfort and convenience. The property features two spacious double bedrooms, perfect for couples, small families, or individuals seeking extra space for guests or a home office. The well-appointed bathroom ensures that your daily routines are both practical and pleasant.

At the heart of the home lies an open plan kitchen and living area, designed to create a warm and inviting atmosphere. This layout is ideal for entertaining friends or enjoying quiet evenings at home. The flat benefits from double glazing, which not only enhances energy efficiency but also provides a peaceful retreat from the hustle and bustle of city life. Electric heating throughout the property ensures a cosy environment during the cooler months.

One of the standout features of this property is its private garden, offering a lovely outdoor space to relax, unwind, or indulge in gardening. Additionally, the flat includes parking for one vehicle, a valuable asset in this popular location.

Situated close to local amenities, residents will find a variety of shops, cafes, and parks within easy reach, making daily errands and leisure activities effortlessly accessible. This property is an excellent opportunity for those looking to enjoy the best of Bristol living in a comfortable and well-connected setting. Don't miss the chance to make this delightful garden flat your new home.



Entrance

Kitchen/living area 17'0" x 14'7" (5.194 x 4.465)

Bathroom 5'7" x 7'6" (1.704 x 2.297)

Bedroom One 15'4" x 10'7" (4.688 x 3.245)

Bedroom two

Storage

Garden

Parking

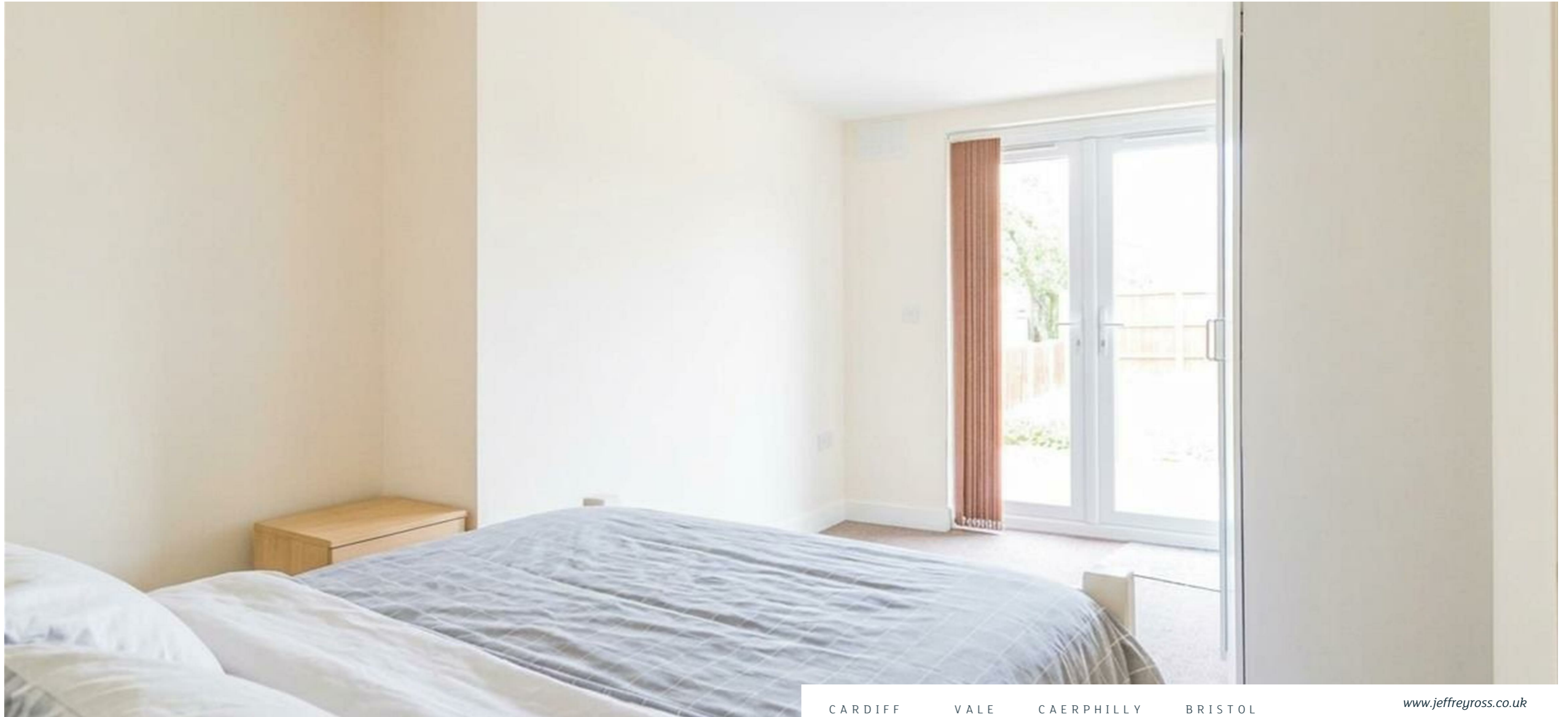
Allocated off road parking for one car

Tenure

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

Council Tax

Bristol city council - Band B



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk