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CARDIFF VALE CAERPHILLY BRISTOL



Mortimer Road

FILTON



I bought the house as an investment property and have had it for many years, always having achieved a good return on the property. Having said that I also feel due to the location and area it would make a lovely family home for someone.

Comments by Ms Olivia Melville-Brown



Property Specialist

Ms Olivia Melville-Brown

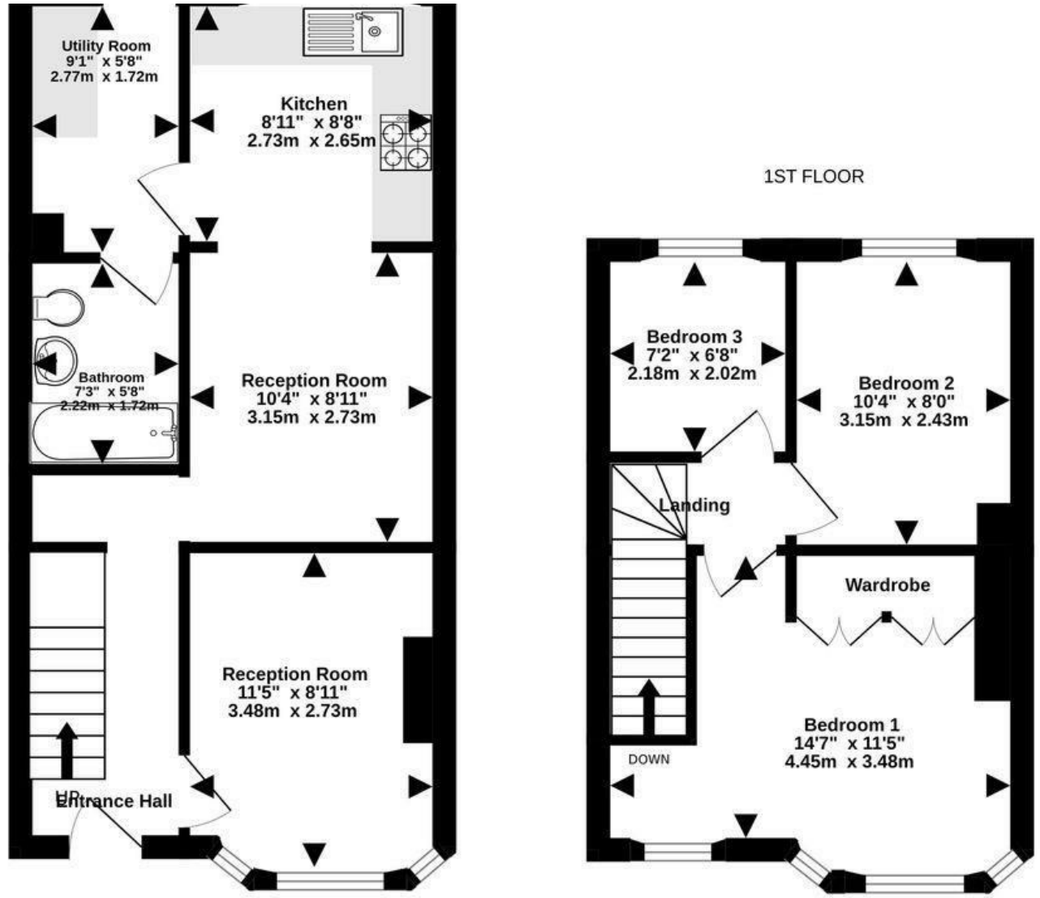
Branch manager

o.melvillebrown@thepropertyoutlet.com

Three bedroom house in the popular location of Mortimer Road, just off Filton Avenue. Close to plenty of school and local amenities. We feel this house would make a great family home or would suit a investor looking for their next buy to let.

Comments by the Homeowner





MORTIMER ROAD, FILTON, BS34 7LF





Mortimer Road

Filton, Bristol, BS34 7LF

Asking Price

£289,950

3 Bedroom(s) 1 Bathroom(s) 914.94 sq ft



Contact our

Property Outlet Branch

0117 935 4565

Nestled on Mortimer Road in the desirable area of Filton, Bristol, this charming mid-terrace house offers a perfect blend of comfort and convenience. Built in 1935, this property spans an impressive 915 square feet and is ideal for a growing family or as a savvy investment opportunity.

Upon entering, you are greeted by a welcoming living room that flows seamlessly into an open-plan kitchen and dining area, creating an inviting space for family gatherings and entertaining guests. The ground floor also features a practical utility room and a conveniently located downstairs bathroom, enhancing the functionality of the home.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts off-road parking, a valuable asset in this bustling area. Additionally, the rear garden offers a private outdoor space, perfect for children to play or for enjoying summer barbecues with friends and family.

Situated in a great location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community. Whether you are looking to settle down with your family or seeking a property with strong rental potential, this three-bedroom terraced house on Mortimer Road is not to be missed.



Entrance Hall

Living Room 37'8" x 26'7" (11.5 x 8.11)

Open Plan Kitchen/Diner 62'11" x 26'7" (19.2 x 8.11)

Bathroom 23'11" x 19'0" (7.3 x 5.8)

Utility Room 29'10" x 19'0" (9.1 x 5.8)

Bedroom One 48'2" x 37'8" (14.7 x 11.5)

Bedroom Two 341'2" x 26'2" (104 x 8.0)

Bedroom Three 23'7" x 22'3" (7.2 x 6.8)

Rear Garden

Off Road Parking

Tenure

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

Council Tax

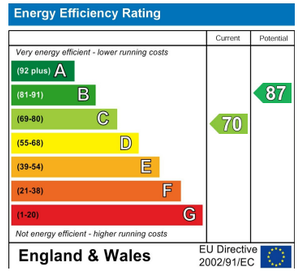
Bristol City Council - Band B










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
87
England & Wales
EU Directive 2002/91/EC



