



16 Mackie Road, Bristol , BS34 7LY

£300,000

- Detached
- Driveway
- Energy Rating - D
- NO ONWARD CHAIN
- Three Bedroom
- Large Rear Garden
- Valid EICR & Gas Safety
- Tenure - Freehold

This charming home offers a perfect blend of character, comfort, and convenience—ideal for families and first-time buyers alike, and available NO ONWARD CHAIN.

The home enjoys a highly convenient location, offering excellent access to the vibrant amenities of Gloucester Road, as well as nearby green spaces such as Millennium Green. Residents will benefit from close proximity to Filton Sports and Leisure Centre and Southmead Hospital and the University of the West of England all within easy reach. Abbey Wood Retail Park is just a short walk away, and the area is well-served by public transport options, including regular bus services, the Concorde Way cycle path, and Bristol Parkway train station. For those commuting further afield, the M4, M5, and M32 motorway networks are easily accessible.

The accommodation features a welcoming entrance hallway leading to a spacious, bay-fronted lounge—perfect for relaxing evenings. The well-appointed fitted kitchen offers both style and functionality.

The modern family bathroom is conveniently located on the ground floor.

Upstairs, the property boasts three generously sized bedrooms, all well-presented and full of natural light.

Externally, you'll find an attractive rear garden, along with a front driveway providing valuable off-street parking.

With its thoughtful features, inviting atmosphere, and the added benefit of no onward chain, this delightful home is ready to welcome its next owners.

Living Room 14'11" into bay x 12'8" max (4.55 into bay x 3.87 max)

Kitchen 10'4" max x 8'5" max (3.15 max x 2.57 max)

Bathroom 8'3" x 5'1" (2.54 x 1.57)

Bedroom One 14'9" x 10'9" (4.5 x 3.28)

Bedroom Two 11'8" x 8'7" (3.56 x 2.64)

Bedroom Three 8'5" x 7'1" (2.59 x 2.18)

Tenure - Freehold

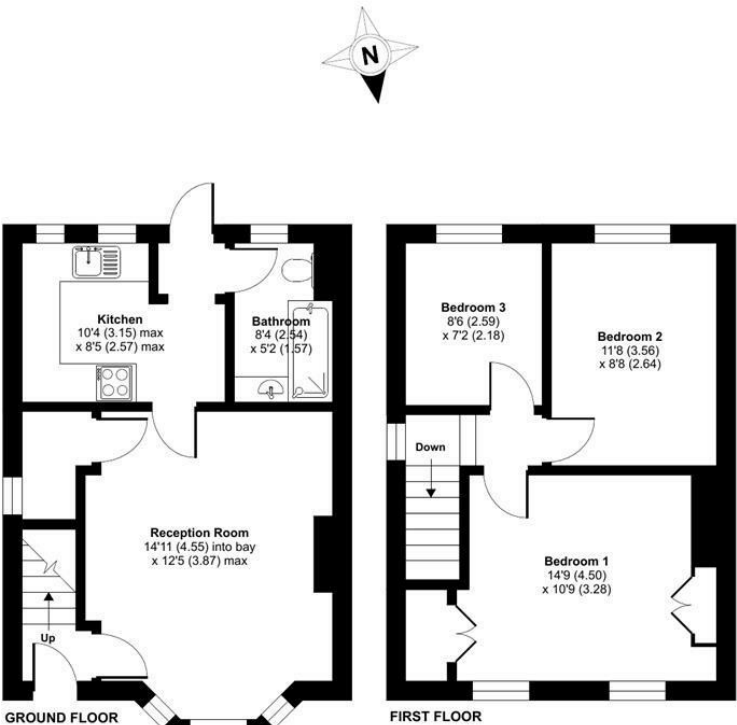
Council Tax Band - C





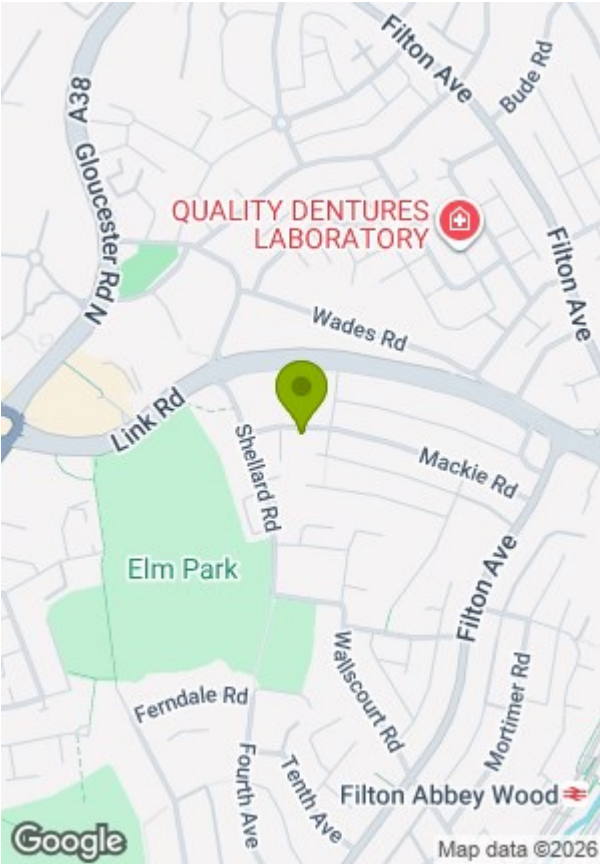
Mackie Road, Filton, Bristol, BS34

Approximate Area = 762 sq ft / 70.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1315264

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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