



FOR SALE

82b Filton Road

Horfield | Bristol | City Of Bristol | BS7 0PD

£185,000


THE PROPERTY OUTLET



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The Property Outlet are delighted to bring this spacious flat that is situated above Bell Tools in Horfield to the residential sales market. The flat would achieve a rental income between £1400 - £1350 pcm. The property has been totally refurbished in recent years and The Property Outlet highly recommend an internal viewing. The accommodation comprises private entrance, large fitted kitchen/living room, two double bedrooms & a refitted bathroom/wc The property further benefits from gas central heating & double glazing. Please call 0117 9354565 to book your viewing.

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ROOM DESCRIPTIONS

Entrance

Via double glazed door

Kitchen/Living Room

3.38m (11'2") x 5.09m (16'9")

Down lights, refitted wall & base units with granite effect worksurfaces over, tiled splashbacks. Integrated gas hob/oven, chimney style extractor fan, wall mounted boiler, integrated washer/dryer and integrated fridge/freezer. Radiator.

Kitchen Area

Living Area

Bedroom One

3.59m (11'10") x 3.01m (9'11")

Double glazed window to front aspect and radiator.

Bedroom Two

2.95m (9'9") x 2.49m (8'3")

Double glazed window to front aspect and radiator.

Bathroom/Wc

1.67m (5'6") x 2.56m (8'5")

Obscured double glazed to side aspect & heated towel rail. Refitted white suite comprising low level w/c, wash

Council Tax Band: A

Tenure: Leasehold



FEATURES

- Two Double Bedrooms
- Open Plan Refitted kitchen/Living Room
- Gas Central Heating
- Roof Terrace
- Refitted Bathroom/Wc

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	59	67
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

0117 935 45 65

sales@thepropertyoutlet.com

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