

82b Filton Road

Horfield | Bristol | City Of Bristol | BS7 0PD

£185,000

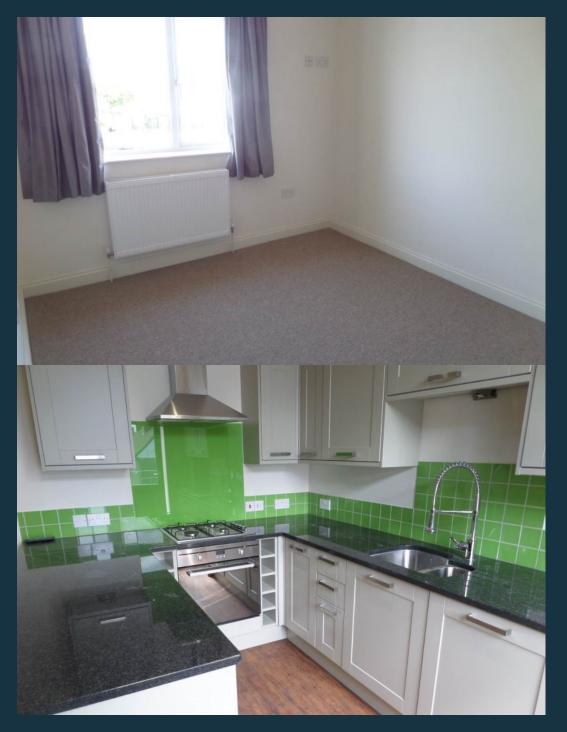




# THE PROPERTY OUTLET

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.

www.thepropertyoutlet.com



## **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, tilled 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

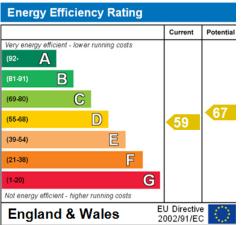
Council Tax Band: A

Tenure: Leasehold



## **FEATURES**

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





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

52 FILTON ROAD | HORFIELD | BRISTOL | CITY OF BRISTOL | BS7 OPB

www.thepropertyoutlet.com

SCAN TO BOOK

YOUR FREE

MARKET APPRAISAL

