

FOR SALE

Toronto Road

Horfield, Bristol, BS7 0JP

HORFIELD, BRISTOL

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GUIDE PRICE

£210,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

625 SQ FT

624.30 SQ FT

GAS CENTRAL HEATING

WELL PRESENTED

GREAT INVESTMENT

OFF ROAD PARKING TO THE REAR
OF THE PROPERTY

FIRST FLOOR FLAT

DOUBLE GLAZING

GREAT LOCATION

LOVELY FOR A FIST TIME BUYER



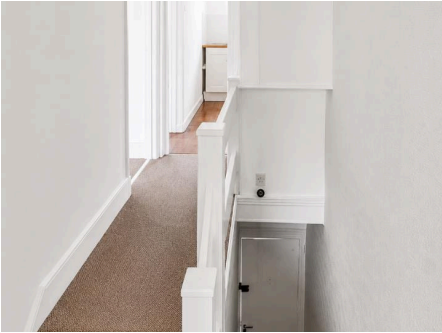
THE PROPERTY

Nestled on Toronto Road in the charming area of Horfield, Bristol, this delightful first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space and has the added bonus of off road parking, Ideal for employees of Airbus or Southmead Hospital, the property is situated just a short distance from both workplaces, making it a prime choice for professionals.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a bright and airy living/dining room, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, providing all the necessary amenities for culinary enthusiasts. This flat boasts two generously sized double bedrooms, ensuring ample space for rest and personal belongings.

The property is designed to offer a harmonious blend of comfort and practicality, making it an ideal home for individuals or small families. With its prime location and thoughtful layout, this two-bedroom flat is not to be missed. Whether you are looking to rent or buy, this residence promises a delightful living experience in the heart of Bristol.

INSIDE

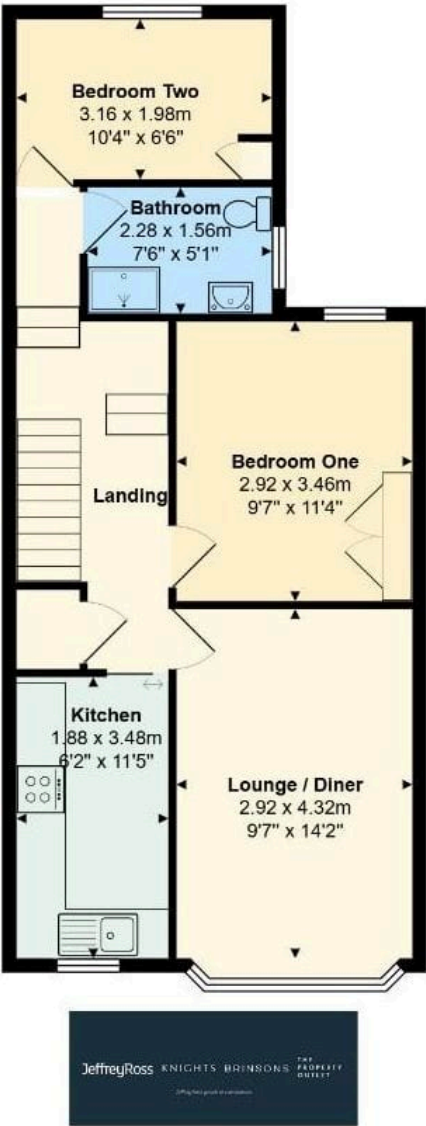


ACCOMMODATION

BEDROOM 1	3.500 x 2.933
BEDROOM 2	3.034 x 3.664
BATHROOM	2.283 x 1.580
LOUNGE ROOM	4.386 x 3.047
KITCHEN	3.477 x 1.610

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	625 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND B · ABOUT £2,111 A YEAR <i>Bristol City Council, 2026/27 estimate</i>
EPC RATING	65 · POTENTIAL 72

12a, Toronto Road, Horfield, Bristol, BS7 0JP



All measurements are approximate and for display purposes only



Olivia Melville-Brown

SALES & LETTINGS BRANCH MANAGER

NORTH BRISTOL BRANCH

0117 935 4565

52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreycross.co.uk