

FOR SALE

Grittleton Road

Horfield, Bristol, BS7 0XB

HORFIELD, BRISTOL

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OFFERS IN THE REGION OF

£465,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

840 SQ FT

839.58 SQ FT	FAMILY HOME
WELL PRESENTED	1930'S
OFF ROAD PARKING	GARAGE
CLOSE TO SOUTHMEAD HOPSITAL	TRANSPORT LINKS NEARBY
LANDSCAPED REAR GARDEN	



THE PROPERTY

Nestled on Grittleton Road in the vibrant city of Bristol, this charming 1930s family home offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the open plan kitchen diner, which creates a warm and inviting atmosphere, ideal for both entertaining guests and enjoying family meals.

The reception room provides a comfortable area to relax, while the well-presented interiors throughout the house ensure a welcoming environment. The property also boasts a well-maintained bathroom, catering to the needs of a busy household.

Outside, the landscaped rear garden is a true gem, offering a serene space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the convenience of off-road parking and a garage adds to the practicality of this lovely home, making it easy to accommodate vehicles and storage needs.

This property is not just a house; it is a place where memories can be made. With its ideal location in Bristol, it provides easy access to local amenities, schools, and parks, making it a wonderful choice for those looking to settle in a friendly community. Don't miss the opportunity to make this delightful family home your own.







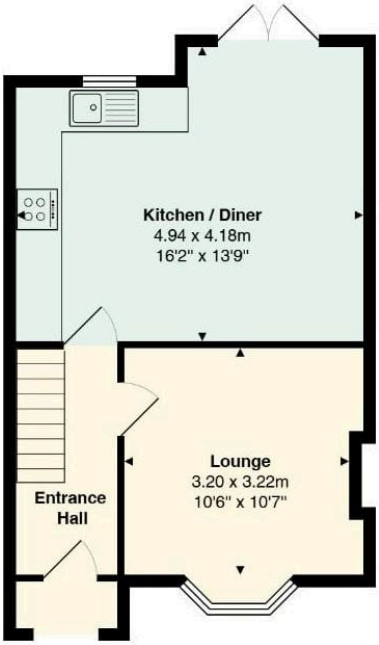


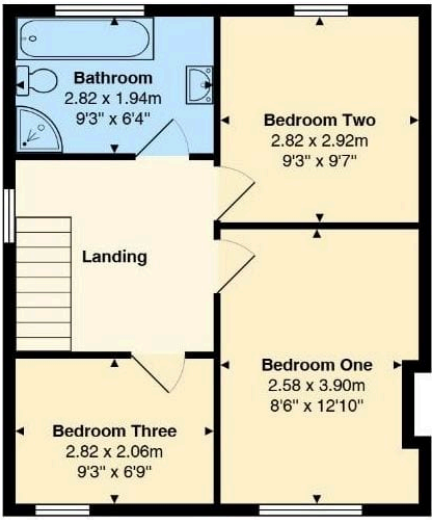


ACCOMMODATION

PROPERTY TYPE	HOUSE
INTERNAL AREA	840 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C
EPC RATING	60 · POTENTIAL 80

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All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ashton Jones

SALES & LETTINGS BRANCH MANAGER
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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. jeffreyross.co.uk