

SOLD STC

# Bartholomews Square

*Horfield, Bristol, BS7 0QA*

HORFIELD, BRISTOL

# Bartholomews Square

*Horfield, Bristol, BS7 0QA*

ASKING PRICE

£450,000

4 BEDROOMS

3 BATHROOMS

1 RECEPTION

1,368 SQ FT

1367.01 SQ FT

GREAT AREA

ENCLOSED REAR GARDEN

2 X ENSUITE

CERTIFIED HMO

PERFECT FOR INVESTORS

CLOSE TO SOUTHMEAD HOSPITAL

GARAGE

DOUBLE BEDROOMS



## THE PROPERTY

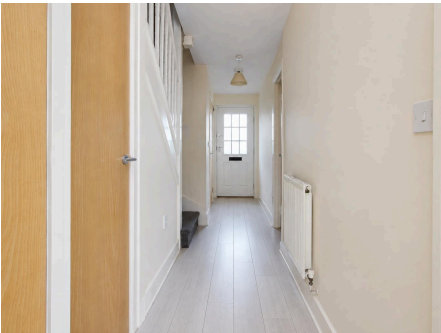
Nestled in the sought-after area of Horfield, Bristol, this four-bedroom townhouse offers a perfect blend of modern living and comfort. The property welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The open-plan kitchen and living area is designed for both relaxation and entertaining, making it an ideal space for family gatherings or social events.

The townhouse features four well-proportioned bedrooms, providing ample space for a growing family or those looking to invest in a property with potential. The convenience of a family bathroom, two en-suite & cloakroom, ensures that morning routines run smoothly, while a separate cloakroom adds to the practicality of the home.

Step outside to discover an enclosed rear garden, perfect for enjoying the outdoors in privacy, whether for gardening, play, or simply unwinding after a long day. Additionally, the property includes a garage, offering valuable storage space or the option for secure parking.

This delightful home in Bartholomews Square is not only a fantastic opportunity for investors but also a wonderful choice for families seeking a vibrant community. With its excellent local amenities and transport links, this townhouse is sure to appeal to those looking for a comfortable and convenient lifestyle in Bristol. Don't miss the chance to make this lovely property your own.

INSIDE

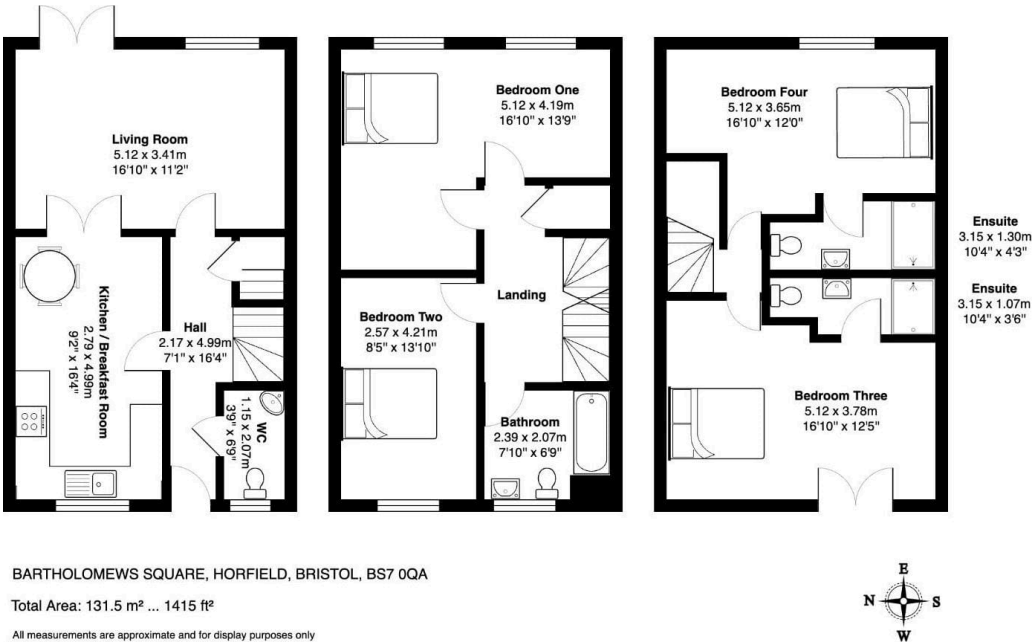


ACCOMMODATION

|                            |             |
|----------------------------|-------------|
| ENTRANCE HALL              | 2.17 x 4.99 |
| CLOAKROOM                  | 1.15 x 2.07 |
| KITCHEN                    | 2.79 x 4.99 |
| LIVING ROOM                | 5.12 x 3.41 |
| BEDROOM ONE                | 5.12 x 4.19 |
| BEDROOM TWO                | 2.57 x 4.21 |
| BATHROOM                   | 2.39 x 2.07 |
| BEDROOM THREE WITH ENSUITE | 5.12 x 3.78 |
| BEDROOM FOUR WITH ENSUITE  | 5.12 x 3.65 |

|               |                                                                               |
|---------------|-------------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE                                                                         |
| INTERNAL AREA | 1,368 SQ FT                                                                   |
| TENURE        | FREEHOLD                                                                      |
| COUNCIL TAX   | BAND C · ABOUT £2,412 A YEAR<br><i>Bristol City Council, 2026/27 estimate</i> |
| EPC RATING    | 80 · POTENTIAL 89                                                             |

FLOORPLAN





## Olivia Melville-Brown

SALES & LETTINGS BRANCH MANAGER

NORTH BRISTOL BRANCH

0117 935 4565

52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

[jeffreycross.co.uk](https://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](https://jeffreycross.co.uk)