

Mortimer Road

Filton, Bristol, BS34 7LF

FILTON, BRISTOL

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ASKING PRICE

£289,950

3 BEDROOMS

1 BATHROOM

1 RECEPTION

915 SQ FT

914.94 SQ FT	THREE BED
OFF ROAD PARKING	REAR GARDEN
GAS CENTRAL HEATING	DOUBLE GLAZING
POPULAR LOCATION	GREAT FOR SHARERS
FURNISHED	DAMAGE DEPOSIT £1846.15



THE PROPERTY

Nestled on Mortimer Road in the desirable area of Filton, Bristol, this charming mid-terrace house offers a perfect blend of comfort and convenience. Built in 1935, this property spans an impressive 915 square feet and is ideal for a growing family or as a savvy investment opportunity.

Upon entering, you are greeted by a welcoming living room that flows seamlessly into an open-plan kitchen and dining area, creating an inviting space for family gatherings and entertaining guests. The ground floor also features a practical utility room and a conveniently located downstairs bathroom, enhancing the functionality of the home.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts off-road parking, a valuable asset in this bustling area. Additionally, the rear garden offers a private outdoor space, perfect for children to play or for enjoying summer barbecues with friends and family.

Situated in a great location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community. Whether you are looking to settle down with your family or seeking a property with strong rental potential, this three-bedroom terraced house on Mortimer Road is not to be missed.

INSIDE







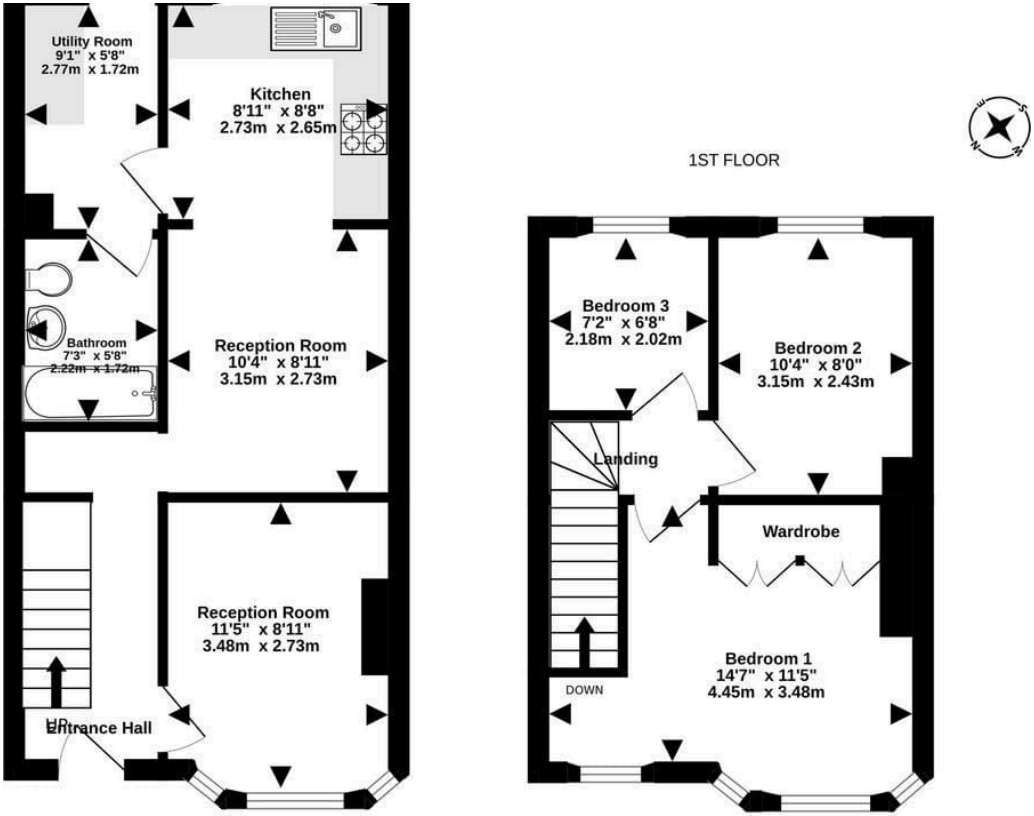




ACCOMMODATION

LIVING ROOM	11.5 x 8.11
OPEN PLAN KITCHEN/DINER	19.2 x 8.11
BATHROOM	7.3 x 5.8
UTILITY ROOM	9.1 x 5.8
BEDROOM ONE	14.7 x 11.5
BEDROOM TWO	104 x 8.0
BEDROOM THREE	7.2 x 6.8

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	915 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B
EPC RATING	70 · POTENTIAL 87



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



Olivia Melville-Brown

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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