



COUNTRY
PROPERTY



24 Mackie Grove, Filton

Bristol

Guide Price **£350,000**



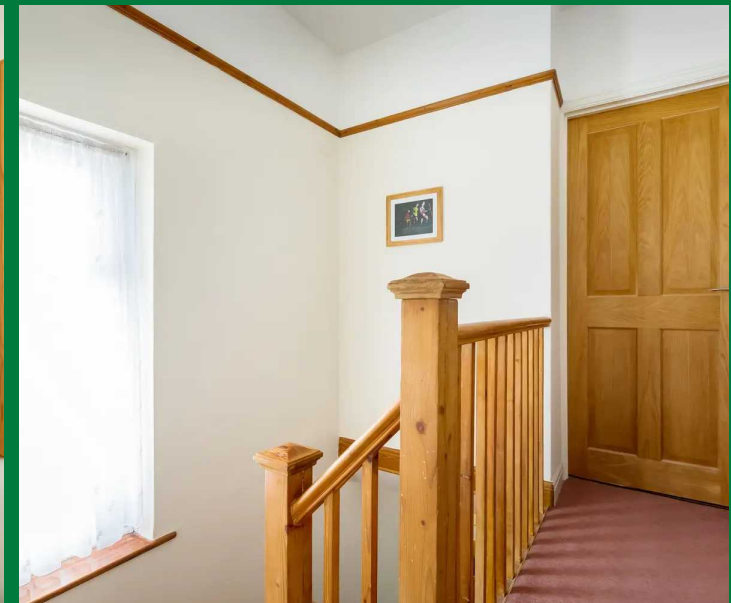
24 Mackie Grove

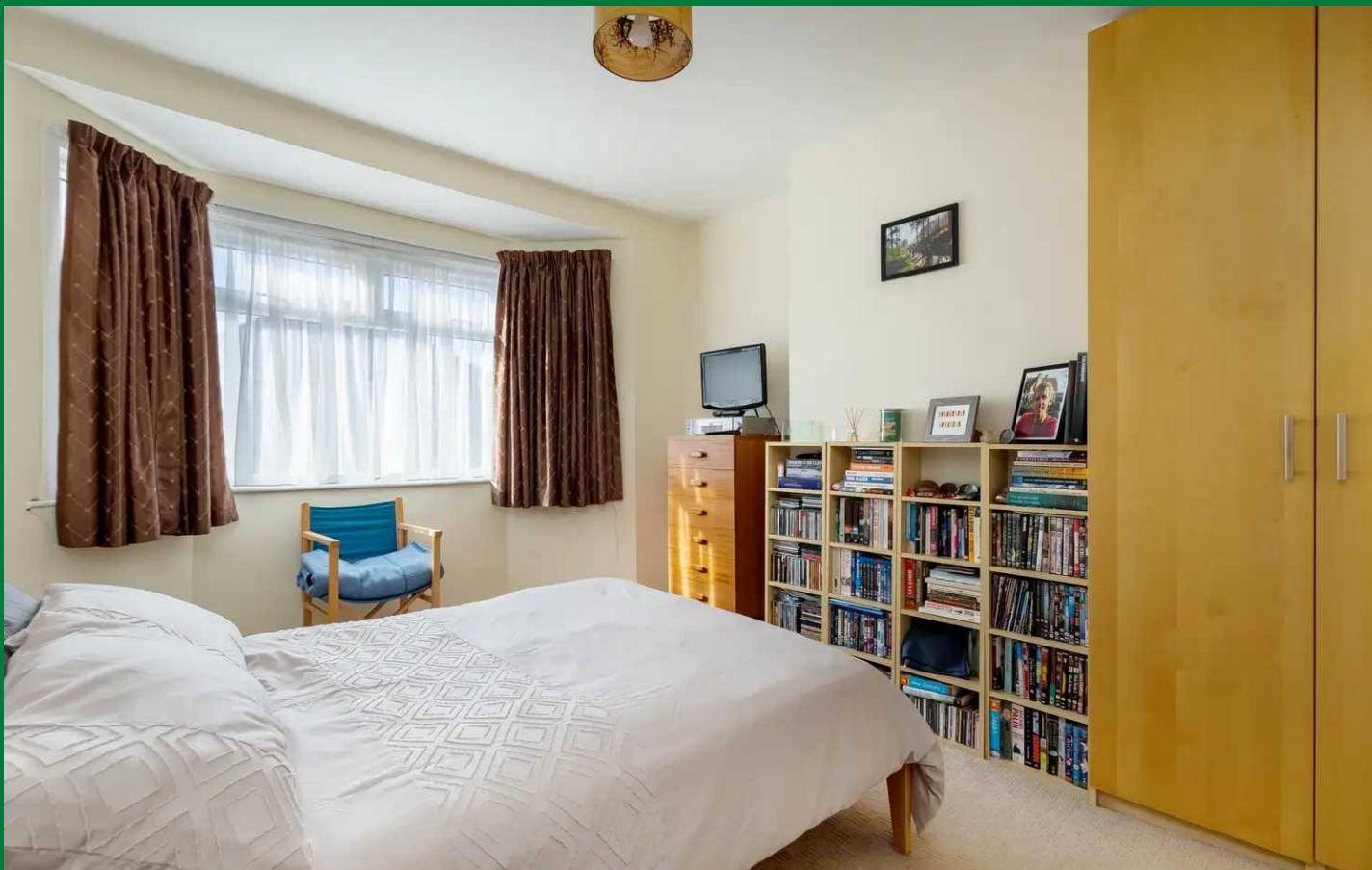
Filton, Bristol, BS34 7NF

This 3 bedroom semi-detached house is the perfect family home with spacious 1930's proportions and a lovely garden. As you enter, you are welcomed into a spacious lounge and dining room, providing the ideal space for entertaining guests. The kitchen is well-equipped and modern, and upstairs are 3 generously sized bedrooms, providing comfortable living for the whole family. Completing the property is the neatly presented bathroom.

Outside and to the front, there is the added benefit of driveway parking for two cars, additionally, the enclosed rear garden provides a generous outdoor space, for those with green fingers, which provides a great opportunity to put their own mark on it, from the raised decking area with pergola, adorned with a grape vine, to the BBQ area to create a delightful space to enjoy the outdoors. Don't miss out on the opportunity to view this fantastic property.

- Semi Detached Home
- Lounge & Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Driveway Parking x 2
- Enclosed Rear Garden
- Energy Efficiency Rating D





Filton, Bristol

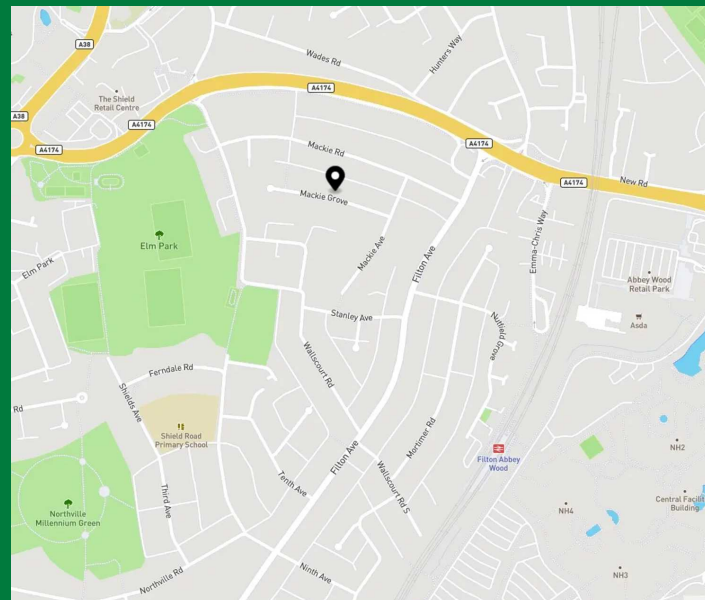
Filton is a vibrant suburb located in the north of Bristol, England. Situated about 3 miles from the city centre, Filton offers residents the perfect combination of suburban charm and urban convenience. One of the major highlights of Filton is its proximity to several key amenities. The area is well-served by a range of local shops, supermarkets, restaurants, and cafes, providing residents with everything they need for their daily needs. Additionally, Filton boasts excellent transport links, with easy access to the M4 and M5 motorways, as well as regular bus services to both Bristol city centre and the surrounding areas. Another advantage of living in Filton is its proximity to some prominent local employers. The area is known for its strong aerospace industry, with major companies such as Rolls-Royce and Airbus having a significant presence in the neighbourhood plus Southmead Hospital and The MoD.. This makes Filton an ideal choice for professionals working in the aerospace sector or related industries.

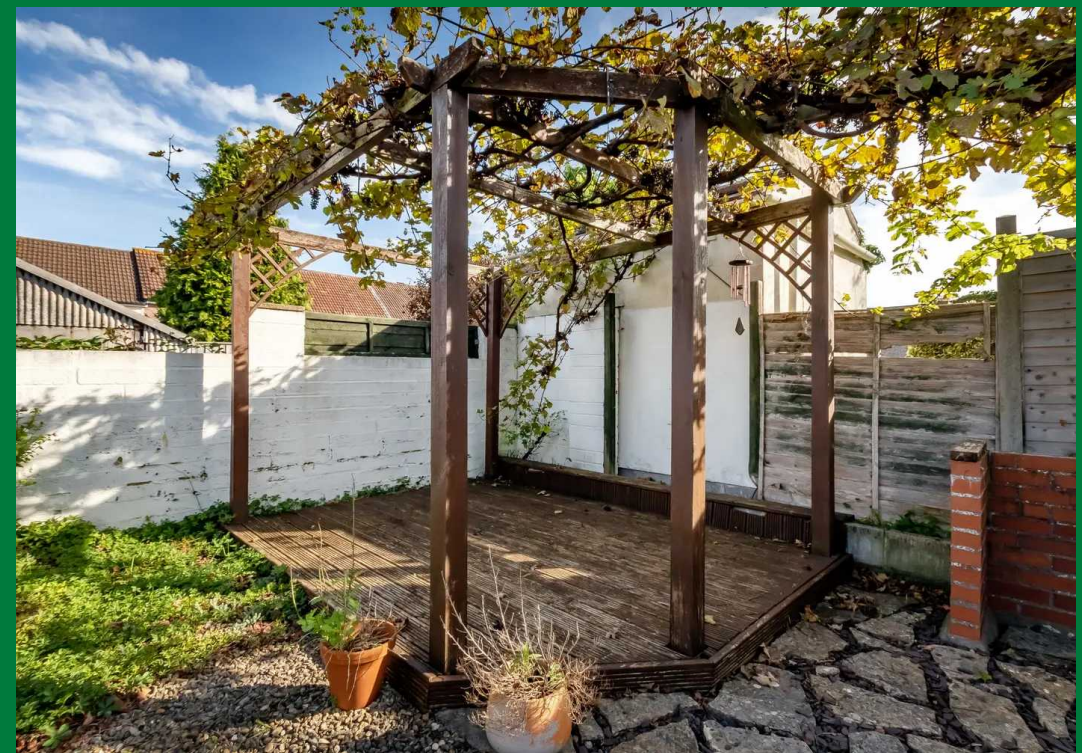
Council Tax band: C

Tenure: Freehold

Energy Efficiency Rating

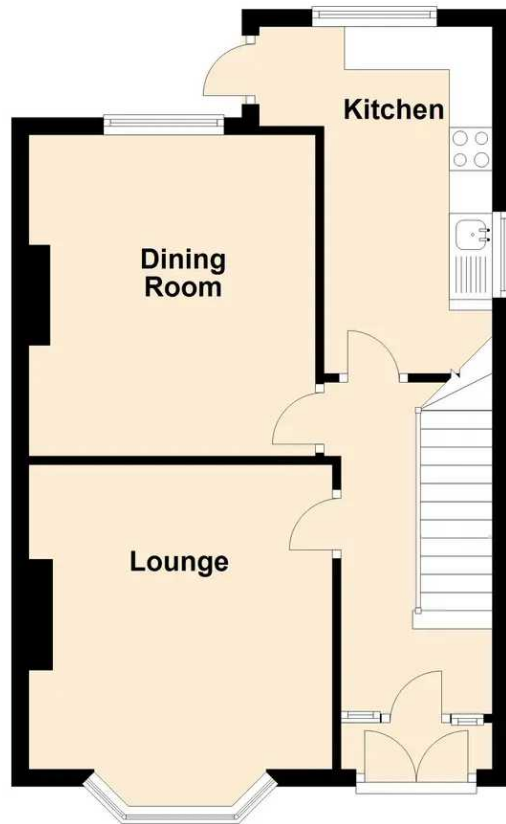
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



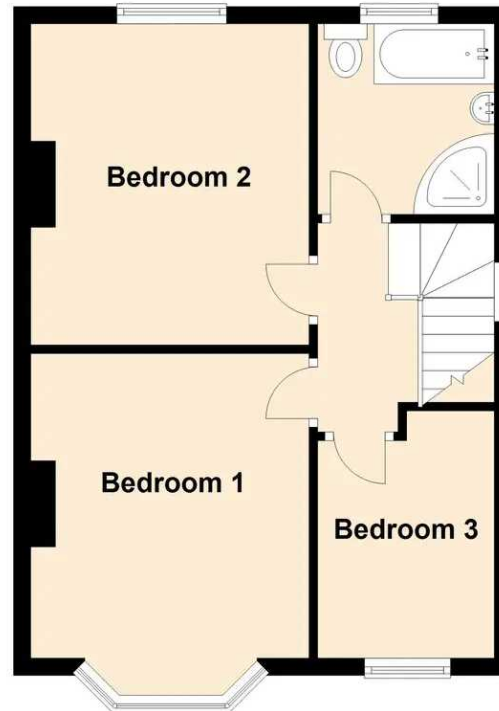


You can include any measurements, floorplans or distances
which you think are important.

Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

24 Mackie Grove, Filton

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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