



51 Toronto Road, Horfield, Bristol, BS7 0JS

Guide price £319,950

**maggs
+ allen**

estate agents

TORONTO ROAD, BRISTOL, BS7 0JS

This spacious three bedroomed terraced family home in the popular Horfield, close to Southmead hospital with two reception rooms & 40 foot (approx.) rear south west facing garden.

Entering through the porch you are greeted by a spacious hallway with useful under stair storage. The two reception rooms are both generously sized with the reception room one featuring a large bay window and wooden mantle piece. The kitchen is equipped with fitted units, electric oven & hob and benefits from built in storage and houses the modern combination boiler.

The first floor consists of three bedrooms, the family bathroom and storage cupboard. Bedroom one and bedroom two are both well proportioned with fitted wardrobes and feature fireplaces. Bedroom three is a single bedroom, which could also be used as an office. The family bathroom is to the rear of the property and consists of sink with storage unit, W.C & walk in shower.

Externally you have the south west facing (approx. 40ft) rear enclosed garden which features a large patio leading down onto the garden which is laid to lawn with rear access.

Filton Avenue Primary School approx 613m

Upper Horfield Community School & Children's Centre approx 315m

Orchard School approx 420m

Location

Toronto Road is situated in a convenient location, situated just off Gloucester Road with vast array of shops, cafes, restaurants and bistros and Horfield Leisure Centre. The road remains popular with many young families due to the excellent local school system including a number of the well regarded state and private schools in the locality. There are also good public transport links to the City Centre as well as easy access to the M4/M5 motorway network.

Directions

From the Maggs & Allen office on Northumbria Drive continue onto Linden Road. At the traffic lights, turn left onto Coldharbour Road. Continue along onto Kellaway Avenue. Turn left onto Gloucester Road and then turn right onto Wessex Avenue. Take a left onto Keys Avenue and then a left on to Toronto Road.



Guide Price: £319,950

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: C

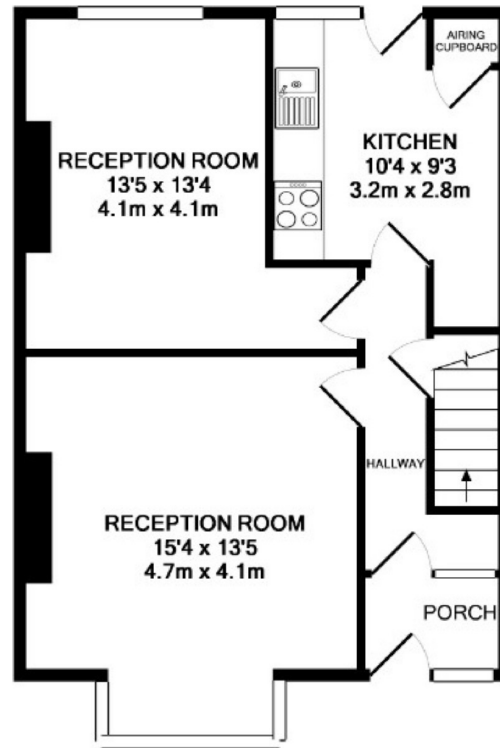
Local Authority: Bristol City Council

Vendors Onward Position: No onward chain.

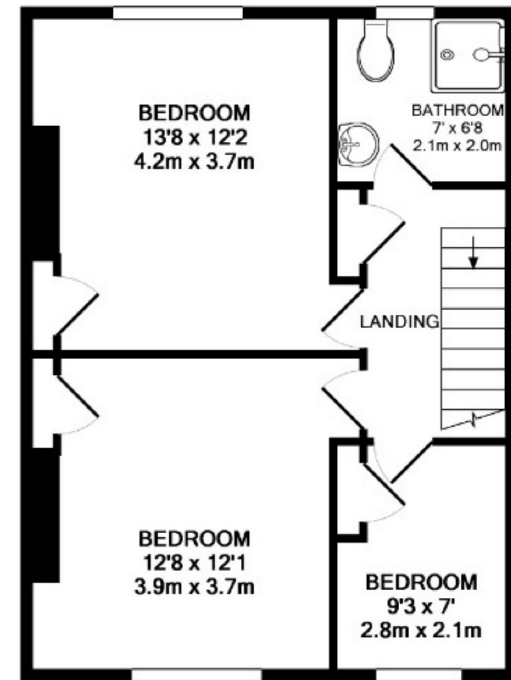
Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	87
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

- A spacious terraced family home
- 3 Bedrooms

- 2 Reception rooms
- Approx 40ft south west facing rear garden with gated access



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