



10 Holmdale Road, Filton, Bristol, BS34 7HS

Guide price £225,000

**maggs
+ allen**

estate agents

HOLMDALE ROAD, BRISTOL, BS34 7HS

A spacious three-bedroom semi-detached property in need of total refurbishment throughout with a rear south east facing enclosed garden. The property offers great potential to be turned into a modern family home and is a great opportunity for a buyer/investor to make their mark. This property is being sold with no onward chain.

The ground floor accommodation comprises of a hallway with ample under stair storage. On your right you have the first reception room featuring large bay window. The second reception room is to the rear of the property overlooking the garden. The kitchen is equipped with fitted units.

On the first floor you have the spacious master bedroom with large bay window, the second bedroom is also well proportioned to the rear of the property. The third bedroom is a single, which could be used for an office. The bathroom is fitted with W.C, walk in shower and sink with storage unit.

Externally is the rear enclosed garden which is currently partitioned with freestanding wooden fence (74ft approx.) which is mainly laid to lawn.

Location

The property is well situated for Filton College, access to Gloucester Road and has great transport links to and from the city centre. The location provides excellent access to the M4/M5 motorway network, Abbeywood Shopping Park and Horfield Leisure Centre.

Directions

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout. At the second roundabout, take the second exit onto Southmead Road. The the third roundabout, take the first exit and stay on Southmead Road and continue along. At Filton roundabout take the second exit onto Link Road and continue to straight. Take a slight left onto Filton Avenue and then turn right onto Holmdale Road. Number 10 will be on the right.



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

Council Tax Band: B

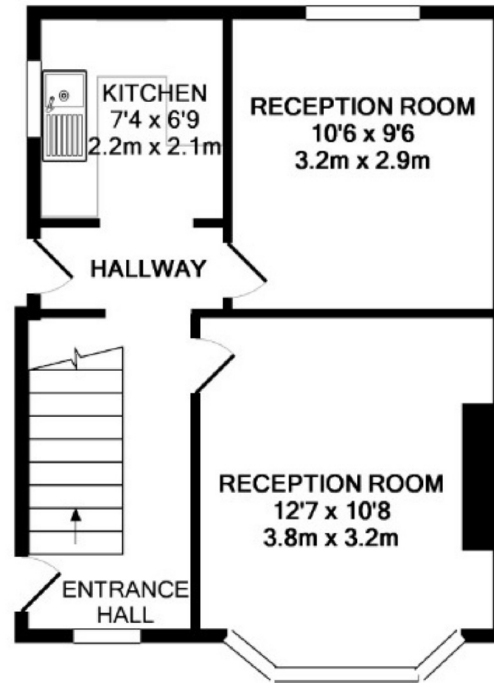
Local Authority: Bristol City Council

Vendors Onward Position: No onward chain

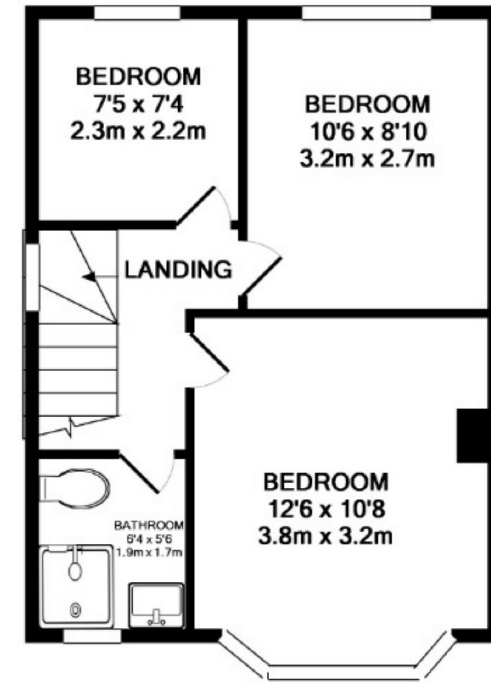
Viewing: By appointment only.

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 361 SQ.FT.
(33.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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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- A semi-detached property
- Situated in Filton
- Great potential to be turned into a modern family home

- 3 Bedrooms
- South east facing rear garden
- No onward chain



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