



Third Avenue, Filton Bristol BS7 0RS

welcome to

Third Avenue, Filton Bristol

Superb extended end terrace home offering spacious versatile accommodation, a substantial rear garden and impressive garage/workshop. Benefiting from ample parking, side access, excellent transport links and exciting scope for cosmetic improvement in a highly convenient location.

Third Avenue Entrance

The front door is accessed over the spacious and well presented block paved driveway. A small lawn space softens the aesthetic beautifully and a modern glazed door leads into the covered porch.

Covered Porch And Hallway

Useful covered porch upon entry which leads onwards into the main hallway offering space and light leading to all areas. Further includes useful understairs storage completed with fitted doors.

Living Room

12' 6" max x 12' 4" max (3.81m max x 3.76m max)
The light and bright living room is presented well and includes a square bay window to the front with associated views. Here includes a feature gas fireplace, fitted carpet and ceiling coving. Plenty of space for typical lounging furniture.

Dining Room

12' 3" max x 10' 3" max (3.73m max x 3.12m max)
Again....light and bright and here includes lovely garden views. Presented well to include sliding doors offering direct garden access. Flexible usage options and currently ideal as a dining room.

Kitchen

17' 3" max x 7' 3" max (5.26m max x 2.21m max)
The kitchen is in the extended part of the house and comfortably offers space for a dining table. Here includes rear facing windows looking over the garden and a further side door leading into the patio section. Complete with fitted wall and base units and expected appliances and/or space for white goods.

Stairs Leading Upwards

Well presented staircase with wooded side rails. Complete with fitted carpet. The landing is presented to the same standard leading to all further areas,

Bedroom 1

12' 2" max x 9' 11" max (3.71m max x 3.02m max)
The primary double bedroom is again light and bright as throughout. Here includes lovely garden facing views and includes notably spacious built-in storage with mirror frontage.

Bedroom 2

12' 4" max x 10' 4" max (3.76m max x 3.15m max)
The second spacious double faces the front aspect. Here follows the theme with light and space and includes capacity for plenty of additional furniture.

Bedroom 3

9' 2" max x 7' 5" max (2.79m max x 2.26m max)
Bedroom three also offers lovely front facing views and is notably spacious for a room of it's type. Here grants flexibility of use and beyond a standard bedroom would be perfect as a spare room, nursery or home office.

Bathroom

5' 9" max x 5' 6" max (1.75m max x 1.68m max)
Smart and contemporary bathroom to include basin, WC and feature corner bath plus electric shower over. Finished with modern flooring, wall tiles, window to front and ceiling extractor.

External Driveway

Well presented block paved driveway with capacity for multiple vehicles.

Garage/Workshop

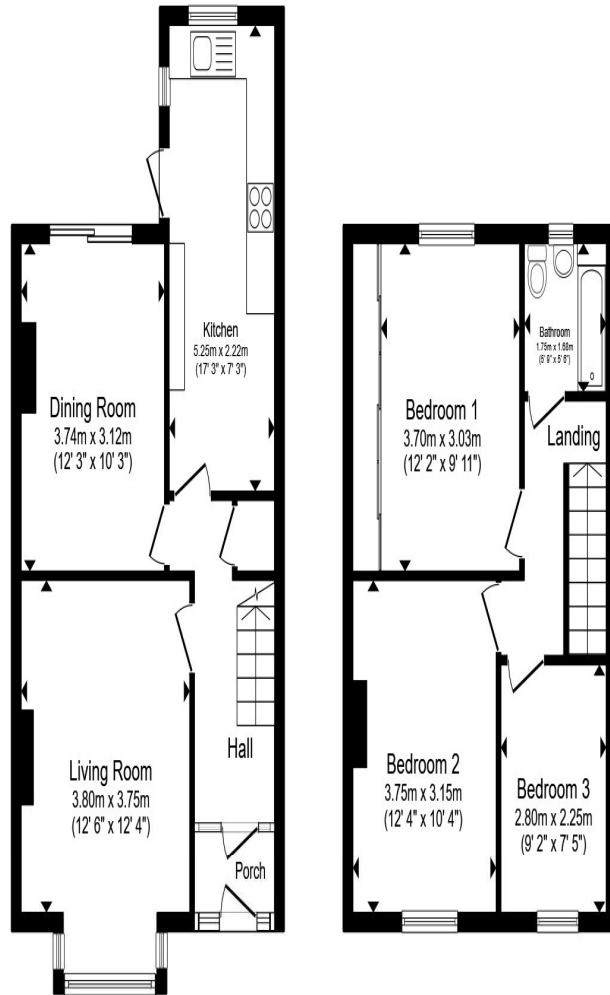
Substantial garage/workshop to the rear of the garden. Access via shared side access lane. Potential for conversion/re-purposing subject to planning and any regulatory requirements. Further information and sizing on request or by general viewing.

Garden

Impressive and very well proportioned rear garden.

Agents Notes

The property is currently running through probate and being offered with no chain and vacant possession. A great opportunity for the next owner.



Ground Floor

First Floor

Total floor area 86.8 m² (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Third Avenue,
Filton Bristol

- Superb Extended End Terrace Home / Offered with Vacant Possession and No Chain
- Kitchen-Diner to Garden Aspect with Direct Access
- Separate Dining Room/Reception 2 with Sliding Door into Garden
- Well Proportioned Hallway with Understairs Storage Plus Covered Porch
- Driveway Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£365,000



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Property Ref:
STG110152 - 0003

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