



Stanley Avenue, Filton, BRISTOL, BS34

£335,000 *Freehold*

3  2  1 

Terraced | Currently 2 apartments | On street parking.

KEY FEATURES

- 2 Bedrooms
- Ground & First Floor Flat
- Unfurnished with White Goods
- Gas Central Heating
- Garden with Decking



Bishopston

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DESCRIPTION

This house has been configured as two rental apartments. There is a one bedroom top floor apartment and a two bedroom ground floor apartment. Normally, it would be configured as a three-bedroom terraced house with a garden in the Filton area of Bristol.

The accommodation comprises upstairs one bedroom, kitchen, bathroom, reception room.

Downstairs there are two bedrooms, a living room, spacious kitchen and bathroom.

Outside front and rear gardens with decked area.

Flat A Council tax band A

Flat B Council tax Band A

South Gloucestershire Council

LOCATION

Filton is a great place to live due to its excellent transport links, including easy access to Bristol city centre, the M4/M5 motorways, Filton Abbeywood Station and Parkway Station, making commuting convenient. It also offers a mix of green spaces, good schools, and local amenities while being close to major employers like Airbus, Rolls-Royce, and the MOD.

MATERIAL INFORMATION

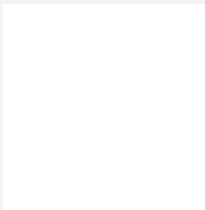
Tenure: Freehold
Council Tax Band: A for both apartments
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal: According to Ofcom Good outside coverage across networks
Broadband: According to Ofcom Ultrafast broadband is available
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Does the property have flood defences: Property does not have flood defences



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	73	74
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BIS250086>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Ground Floor

Bedroom
3.25 x 3.03
10'6" x 9'11"

Living Room
3.68 x 3.00
12'1" x 9'10"
(Maximum)

Kitchen
2.09 x 1.83
6'10" x 6'0"

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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KITCHEN
9'4" x 8'6"
2.8m x 2.6m

BEDROOM 2
8'7" x 6'5"
2.6m x 2.0m

BATHROOM
7'2" x 6'0"
2.2m x 1.8m

LOUNGE
10'5" x 9'10"
3.2m x 3.0m

BEDROOM 1
11'7" x 11'1"
3.5m x 3.4m

TOTAL FLOOR AREA: 432 sq ft. (40.2 sq m.) approx.