



9 HOLTON ROAD,
HORFIELD, BS7 0EP

GOODMAN
& LILLEY



CHARMING THREE-BEDROOM END OF TERRACE HOME IN NEED OF REFURBISHMENT | PERFECTLY SITUATED ON THE POPULAR HORFIELD / FILTON BORDERS | NO ONWARD CHAIN. WITH OFF-STREET PARKING, A GARAGE, AND A GOOD SIZED REAR GARDEN, IT'S THE PERFECT CANVAS FOR AN INVESTOR, FIRST TIME BUYER OR FAMILY TO MAKE THEIR OWN.

Location

Holton Road is ideally located close to the extensive amenities of Gloucester Road, Horfield Common, and Horfield Leisure Centre, this property also benefits from proximity to major employers such as Airbus, the Ministry of Defence, University of the West of England, and Southmead Hospital. A selection of well-regarded local schools, including Filton Avenue Primary School and Trinity Academy, are within easy reach. Excellent transport links, including nearby rail and bus services, provide convenient access to the city centre and beyond.

Accommodation

See the floorplan for all room measurements and the property Layout.

Ground Floor

Entrance Hallway

Accessed from the front via an entrance door to the entrance hall that has stairs to the first floor and doors to:

Shower / Wet Room

Fitted with suite comprising wc, wash basin and wet room shower, fully tiled with window to the side.

Lounge / Dining Room

Over 21 ft in length with windows to the front and rear, door to the kitchen.

Kitchen

In need of work at present with sink, window to the side, and door to the rear.

Extension

Partly built, would potential make a excellent addition to the house.

First Floor

Landing

Window to the side, built in storage and doors to:

Bedroom One

Window to the front.

Bedroom Two

Window To the rear.

Bedroom Three

Windows to the side and rear, wall mounted gas boiler.

Outside

Front Garden

Sets the house back from the road with a path to the front door and driveway parking.

Rear Garden

Of good size with a few storage outhouses, pond and the detached garage.

Garage

Detached and located to the side/rear of the house, with an inspection pit.

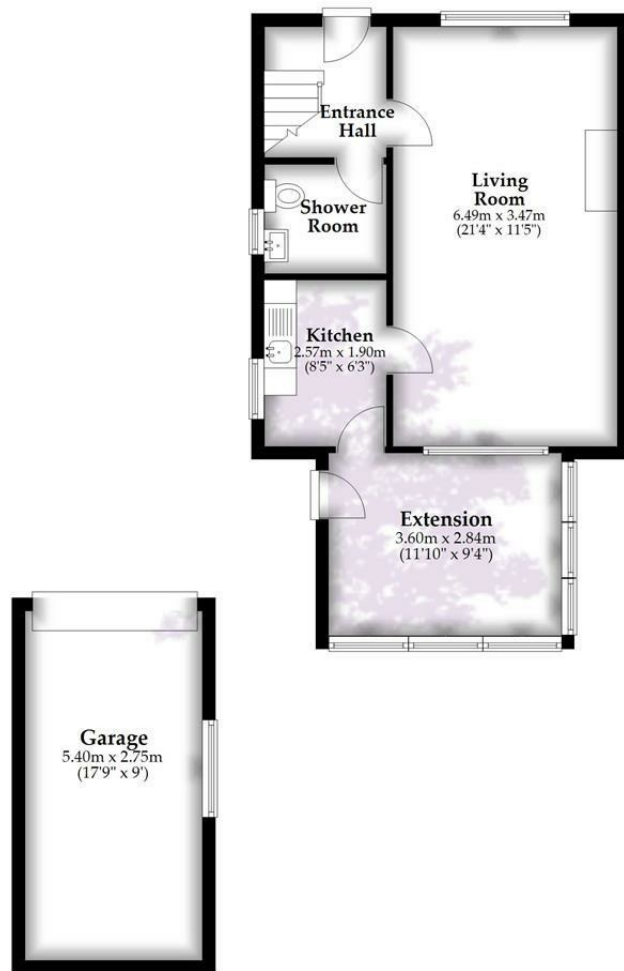
- Popular Horfield Location
 - Refurbishment Required
 - Gardens
- Three Bedrooms
 - Garage and Driveway Parking
 - No Onward Chain



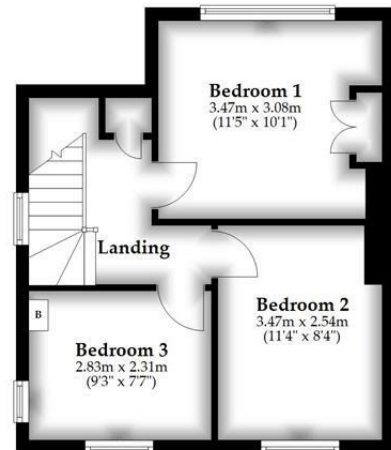
GUIDE PRICE £275,000



Ground Floor



First Floor



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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