



MAGGS
& ALLEN

4 KEATS COURT
HORFIELD, BRISTOL, BS7 0NP
Guide Price £430,000



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A versatile and spacious 4 bed, 2 bathroom, town house with south facing rear garden, garage and secure off street parking, situated on a popular Bovis holm development in Horfield.

Appealing to both families looking to move into the area and investors. The accommodation comprises of a welcoming entrance hallway that provides access to all ground floor rooms. Bedroom four is on the immediate right and is could be utilised as a home office. A useful w/c, kitchen/diner is at the rear of the home and spans the full width of the property, providing direct access to the rear garden and garage. The kitchen itself features a range of matching wall and base units with contrasting laminate worktops, tiled splashbacks and a range of integrated white goods. On the first floor you will find a double bedroom at the front with integrated storage. A spacious living room towards the rear of the home overlooking the rear garden completes the first floor. Stairs up to the second floor you will find two further double bedrooms with integrated storage, an ensuite shower room and a family bathroom.

Externally, there is a good size south facing garden to the rear which is mainly laid to lawn. There is also a useful patio area that provides ample space for garden furniture. Additional features include a garage located at the end of the garden with an allocated parking space in front of it which is on a long lease.

Upper Horfield Primary School approx. 0.11km
Shield Road Primary School approx. 0.73km
Filton Avenue Primary School approx. 0.81km

Location

Horfield is a suburb of the city of Bristol, it lies on Bristol's northern edge, its border with Bishopston and Filton marking part of the boundary between Bristol and South Gloucestershire. The Gloucester Road (A38) runs north/south through the suburb. One of the best known features of Horfield is its Common, on either side of the top part of Kellaway Avenue and stretching up to where Gloucester Road becomes Filton Road. This property is located on Court road, which is a beautiful tree-lined road a few minutes walk from the local amenities along the Gloucester Road, Horfield Leisure Centre and Horfield Common. The property also enjoys easy access to the City Centre and the M32.

Directions

From the Maggs & Allen office on Northumbria Drive, turn left at the traffic lights onto Coldharbour Road. Continue onto Kellaway Avenue and turn left onto Gloucester Road. Turn right onto St Gregor's Road and then turn right onto Keats Court.#



4 Keats Court, Bristol, BS7 0NP
 Approx. Area 1179.0 Sq.Ft - 109.5 Sq.M



For illustrative purposes only. Not to scale.
 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.
 Floor plan produced by Energy Plus.



- A well presented & versatile townhouse
- 4 Bedrooms
- South facing rear garden
- Garage
- Off-street parking
- Downstairs W/C

Guide Price: £430,000

Tenure: Freehold

Council Tax Band: C

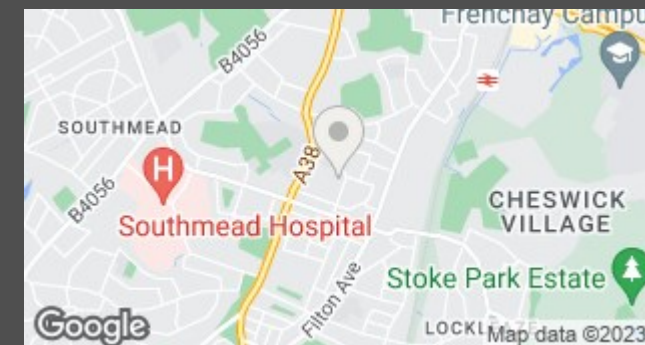
Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: 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.





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