

£189,950
558 Filton Ave
Filton
Bristol
BS7 0QG

ocean®



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This spacious extended family home on Filton Avenue is well placed for the bus routes. The property boasts two reception rooms and kitchen. Upstairs can be found three well proportioned bedrooms and family bathroom. Benefits include gas central heating, double glazing and ample off street parking. To the rear can be found a large lawned garden and garage. Located close to local employers such as MOD, Airbus and Southmead Hospital. THIS PROPERTY IS OFFERED WITH NO CHAIN

- Filton Ave
- 3 bedrooms
- 2 receptions
- garage
- rear garden
- NO CHAIN
- energy rating - D



Dimensions

Lounge

14'4 (max) x 12'00(max)
(4.37m (max) x 3.66m (max))

Dining Room

12'02 (max) x 10'5(max)
(3.71m (max) x 3.18m (max))

Kitchen

17'08 x 7'2
(5.38m x 2.18m)

Bedroom 1

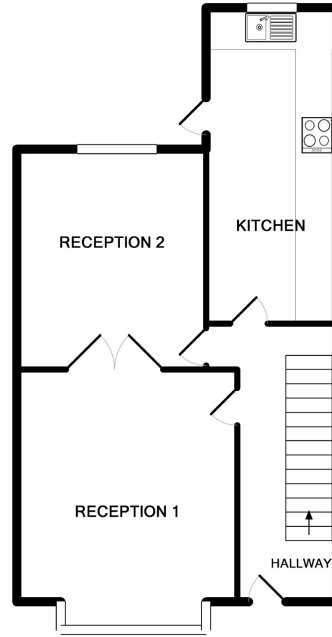
12'3 x 10'8
(3.73m x 3.25m)

Bedroom 2

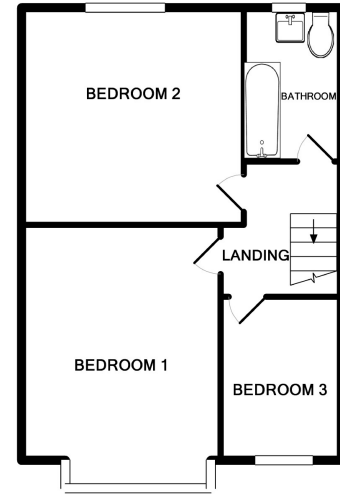
12'2 x 11'01
(3.71m x 3.38m)

Bedroom 3

9'4 x 7'4
(2.84m x 2.24m)



GROUND FLOOR



1ST FLOOR

Floorplans not drawn to scale and are for illustrative purposes only
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None of the statements contained in these particulars are to be relied on as statements or representations of fact. Whilst we believe these particulars to be correct their accuracy is not guaranteed and they do not form part of any contract. We would be pleased to check any information of particular importance to you, especially if you are travelling

Energy Performance Certificate



558, Filton Avenue, Horfield, BRISTOL, BS7 0QG

Dwelling type: Mid-terrace house
 Date of assessment: 21 May 2014
 Date of certificate: 27 May 2014
 Reference number: 0925-2839-7754-9524-9361
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 78 m²

Use this document to:

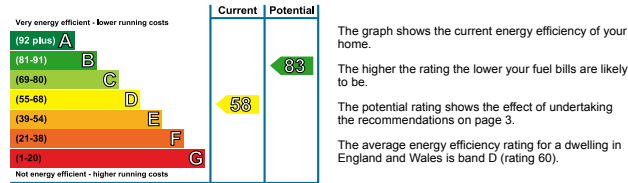
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,691
Over 3 years you could save	£ 933

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 144 over 3 years	
Heating	£ 2,199 over 3 years	£ 1,410 over 3 years	
Hot Water	£ 285 over 3 years	£ 204 over 3 years	
Totals	£ 2,691	£ 1,758	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 651	✓
2 Floor insulation	£800 - £1,200	£ 144	✓
3 Low energy lighting for all fixed outlets	£20	£ 54	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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