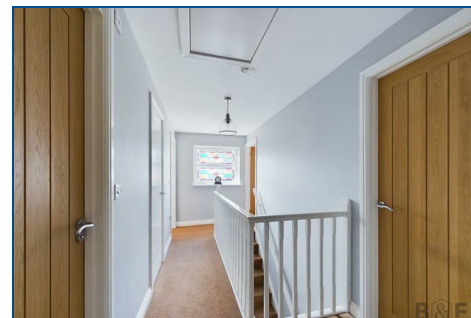
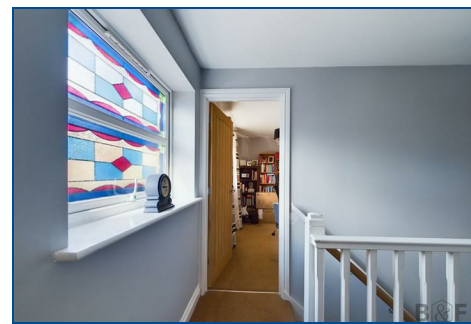
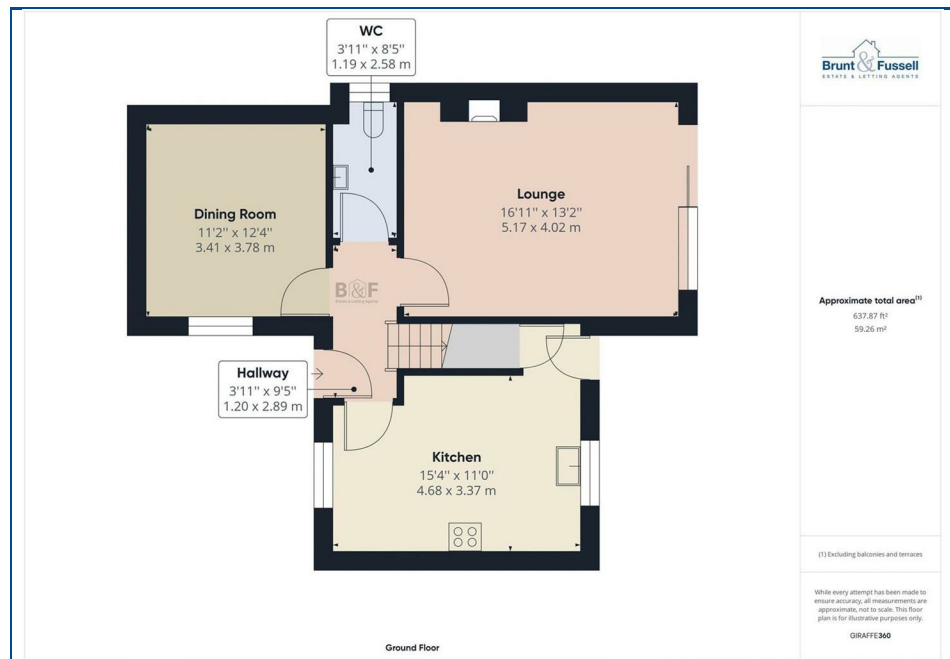


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Detached House
- Oversized Garage
- Sought After Road
- Four Bedrooms
- Well Presented
- Close To Shops

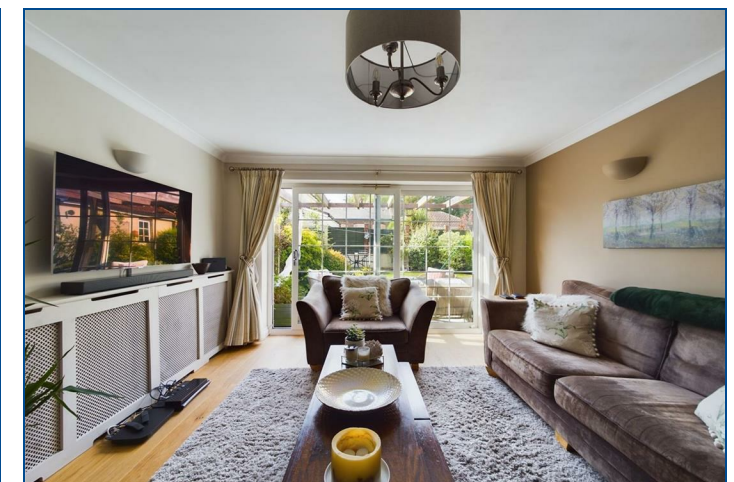
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



Woodend Road Frampton Cotterell, BS36 2LQ
£550,000



Hallway

Cloakroom 8'5" x 3'11"

Lounge 16'11" x 13'2"

Dining Room 12'4" x 11'2"

Kitchen/Breakfast Room 15'4" x 11'0"

First Floor Landing

Bedroom One 12'6" x 11'2"

En-suite 6'0" x 4'4"

Bedroom Two 10'11" x 7'8"

Bedroom Three 11'0" x 7'3"

Bedroom Four 10'3" x 6'11"

Family Bathroom 6'4" x 5'7"

Outside

Detached Garage

We are delighted to offer for sale this deceptively spacious and extremely versatile four bedroom detached house with fully enclosed West facing garden, oversized detached garage and ample off-street parking. The house is presented in very good order throughout and the accommodation briefly comprises hallway, cloakroom, lounge with wood burner, dining room, fitted kitchen/breakfast room, four generous bedrooms (master with en suite bathroom) and family bathroom. Other benefits include gas central heating and PVC double glazing. The property is situated on this sought after road in this highly desirable location. Local shops and a post office are a stones throw away, with Watermore School Primary being a five minute walk from the property. The motorway network and ring road are a short commute away. We fully recommend an early internal inspection. Council Tax Band F. Energy Rating C.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR****

