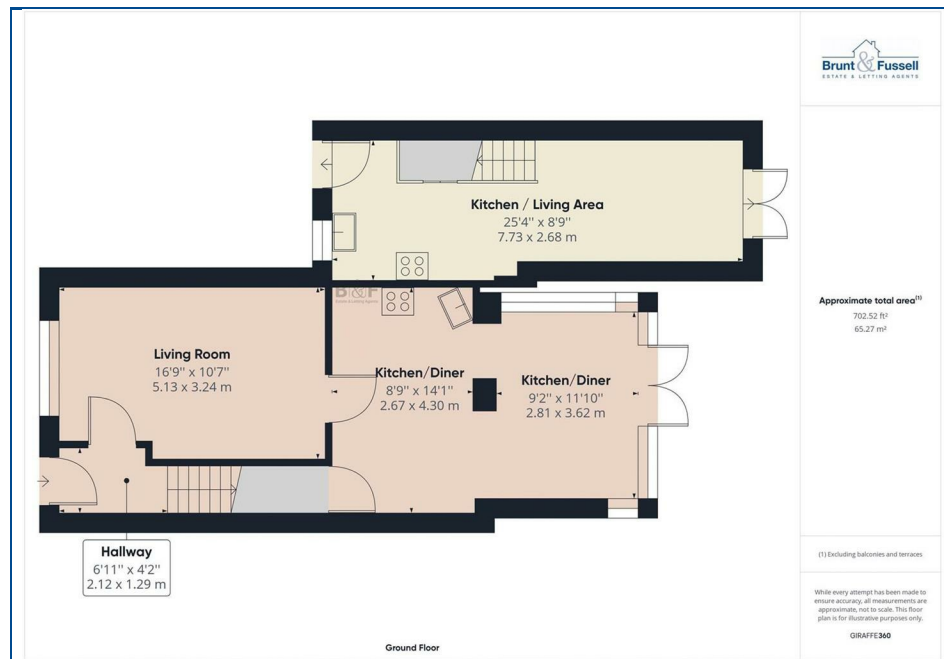
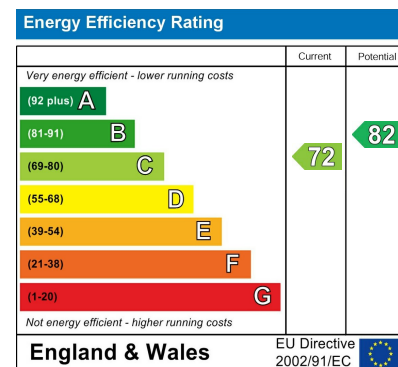


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Four Bedroom House
- Landscaped Garden
- Gas Ch & D/g
- Separate one bed Annexe
- Popular location
- Must Be Viewed

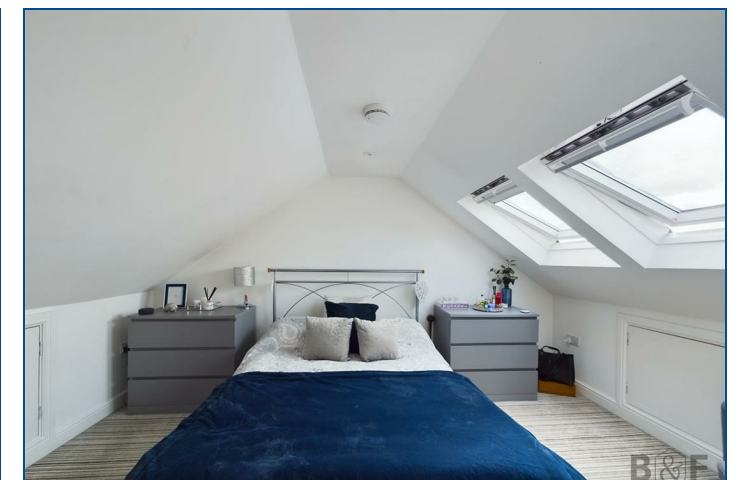
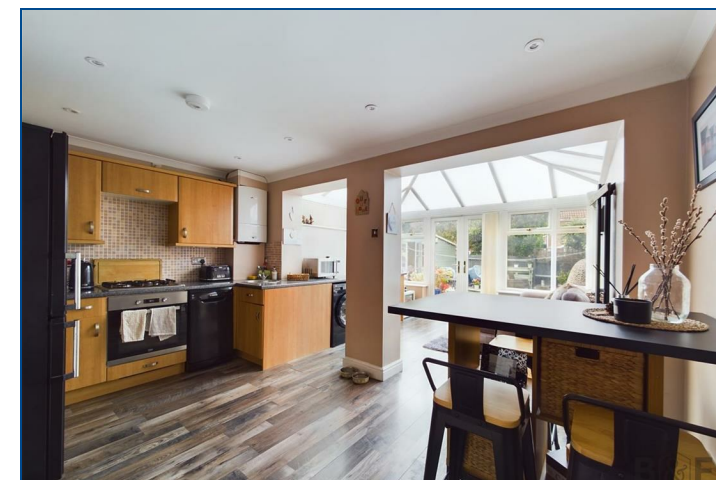


**MONEY LAUNDERING REGULATIONS 2003**

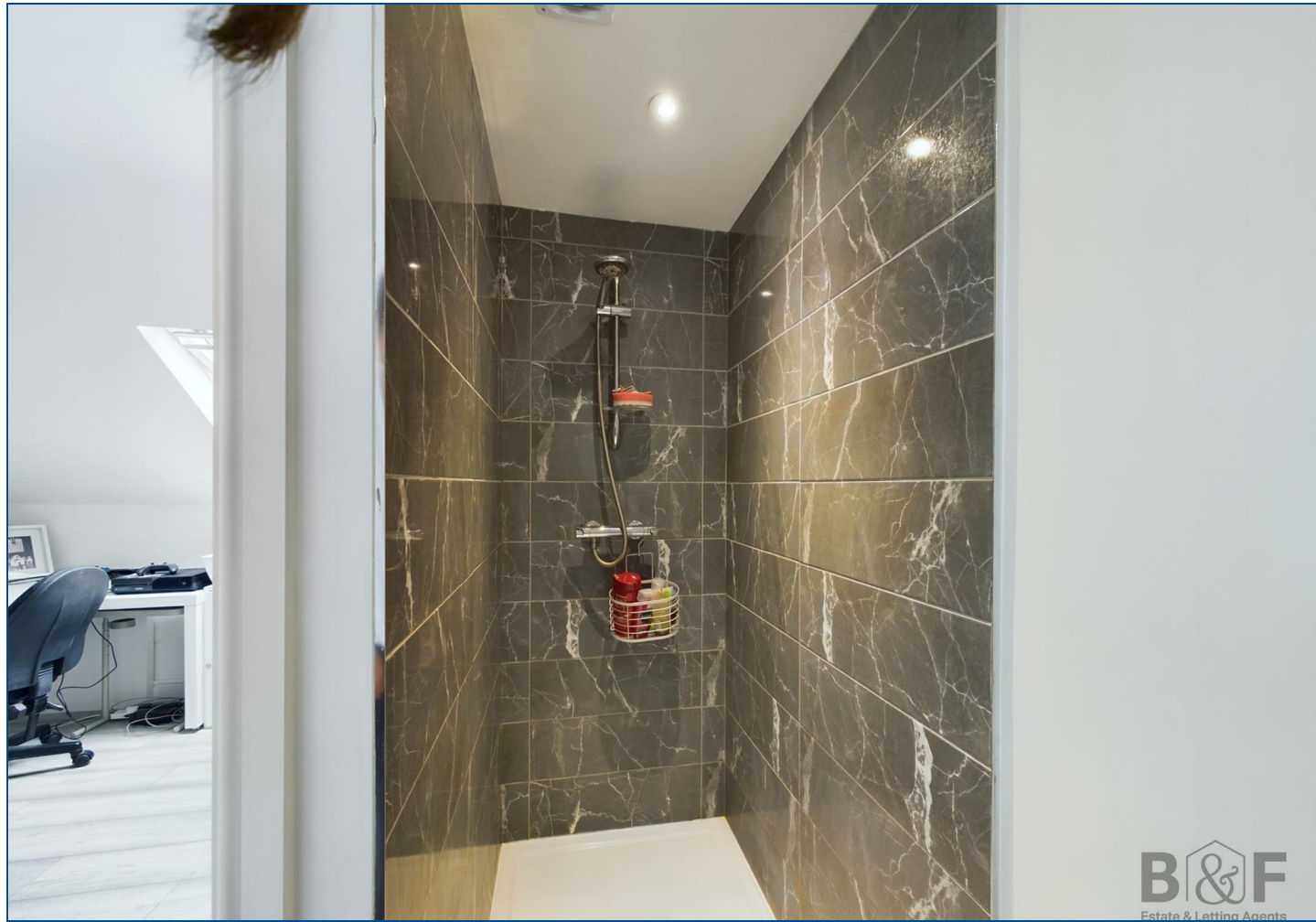
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.



**92 Church Farm Road, Emersons Green, Bristol, BS16 7BE**  
**Offers Over £450,000**



House Accommodation

Hallway 6'11" x 4'2"

Lounge 16'9" x 10'7"

Kitchen/Diner 8'9" x 14'1"

Kitchen/Diner 9'2" x 11'10"

First Floor Landing 12'0" x 5'10"

Bedroom One 9'11" x 12'5"

Bedroom Two 8'11" x 8'0"

Family Bathroom 6'3" x 7'8"

First Floor Landing. 12'0" x 5'10"

Bedroom Three 13'4" x 8'9"

Bedroom/Office 8'11" x 14'3"

Shower Room 4'0" x 7'3"

Annex Accommodation

Kitchen/Living Area 25'4" x 8'9"

First Floor Landing

Bedroom One 19'3" x 8'10"

En-suite 4'2" x 6'1"

Outside

Off-Street Parking

Garden

Fully enclosed landscaped garden. Summer house.

We are delighted to offer for sale this four bedroom semi-detached house and self-contained one bedroom annexe. There is a lovely fully enclosed landscaped rear garden and off-street parking. The properties are in very good order throughout and in our opinion, the existing house would ideally suit the growing family and the annexe an elderly relative or even an investor who would like to rent the house and the annexe out separately. The property is tucked away in this quiet backwater only a stones throw from Mangotsfield Primary School. The properties are close to the amenities of Emersons Green, Metro bus, and the Bristol to Bath cycle track. The ring road and motorway network are a short compute away. We fully recommend an early internal inspection. Council Tax D. Energy Rating for both the house and the Annexe is a C.

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

