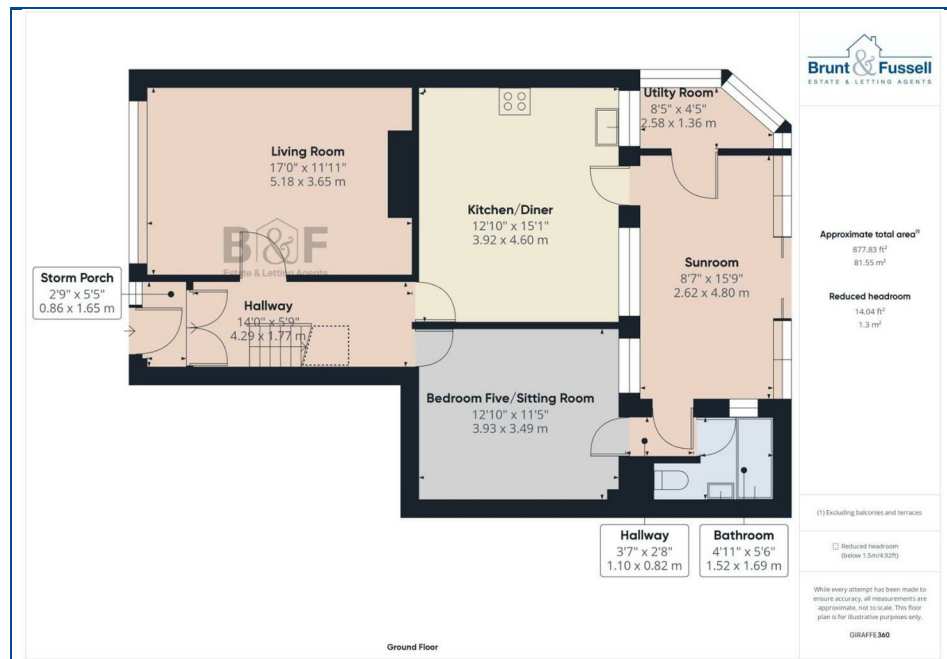


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Four Bedrooms
- Two Receptions
- Gas Ch & D/g
- Two Bathrooms
- Conservatory
- Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.



Northcote Road Downend, BS16 6AR
Offers In The Region Of £460,000



Offered with no onward chain, is this fine deceptively spacious and extremely versatile four/five bedroom semi-detached house with large sunroom/conservatory, enclosed garden, ample off-street parking and garage. The accommodation briefly comprises storm porch, hallway, lounge, dining room/bedroom five, bathroom, kitchen/diner, sunroom/conservatory, utility room to the ground floor, with four generous bedrooms and family bathroom to the first floor. This spacious home ideally suits the growing family also lends itself to granny accommodation. Situated on this popular road close to the amenities of Downend, local schools and bus routes. Council Tax Band E. Energy Rating C.

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

Storm Porch 2'9 x 5'5
PVC double glazed front door to...

Hallway 14' x 5'9
Radiator, open tred feature wooden stairs to first floor, doors to...

Living Room 17" x 11'11"
Feature fireplace with gas coal effect fire, TV point, radiator.

Bedroom Five/Sitting Room 12'10" x 11'5"
Radiator, TV point, door to...

Hallway 3'7 x 2'8
Doors to ...

Kitchen/Diner 12'10 x 15'1
Excellent range of wall and base units, ample working surfaces, stainless steel extractor hood, tiled splashbacks, single drainer sink unit, PVC double glazed door to...

Sun Room 15'9" x 8'7"
Radiator, wall lights, PVC double French doors to garden, door to...

Utility Room 8'6 x 4'5
Plumbing for washing machine, working surface, heated towel rail.

Family Bathroom 4'11 x 5'6" max
Comprising white suite, panelled bath, pedestal wash hand basin, close couple WC, radiator, fully tiled walls. Fully tiled shower cubicle with mains shower.

First Floor Landing
Airing cupboard housing wall mounted gas Worcester boiler, supplying hot water and central heating. Doors to...

Bedroom One 12'8 x 15'1
Fitted wardrobe, radiator.

Bedroom Two 14'3 x 14'8
Radiator.

Bedroom Three 15'5 x 8'4"
Radiator.

Bedroom Four 10'1" x 6'1"
Radiator.

Family Bathroom 13'1" x 5'3" max
White suite comprising panelled bath with shower, vanity wash hand basin with storage under, close couple WC, extensively tiled walls, heated towel rail.

Outside
Front garden laid to lawn with drive offering off-street parking for several vehicles leading to Integral Garage with up and over door. Fully enclosed Rear Garden, principally laid to lawn. Side pedestrian access leading to the front garden.

