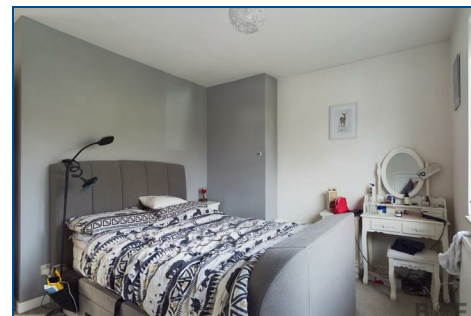
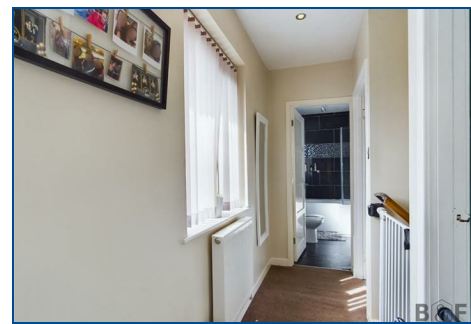
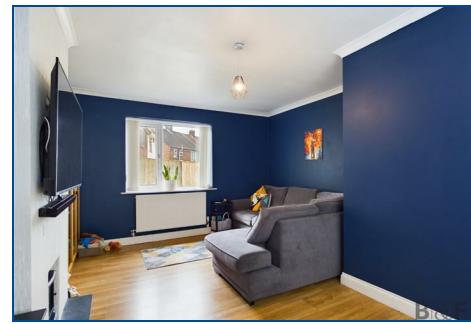


Brunt & Fussell

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



- Semi Detached Home
- Two Receptions
- Bathroom
- Double Glazing
- Three Bedrooms
- Modern Kitchen
- Ample Off St Parking
- Gas Central Heating

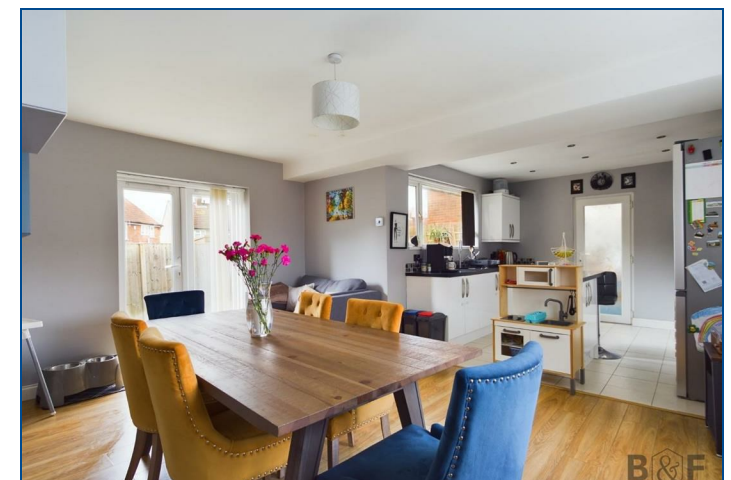
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Royal Road, Mangotsfield, BS16 9DH
£325,000



Hallway

Lounge 16'2" x 9'7"

Dining Area 15'11" x 11'5"

Kitchen Area 11'4" x 11'0"

First Floor Hallway

Bedroom One 11'6" x 9'10"

Bedroom Two 12'5" x 8'5"

Bedroom Three 9'2" x 7'4"

Bathroom 8'1" x 5'10"

Outside

Situated close to local schools and ideal for a large family is this super size home, which offers fabulous ground floor space and ample size bedrooms. In brief the accommodation comprises hallway, lounge, dining area which leads to a good size kitchen. Upstairs are three bedrooms and bathroom. Outside to the front is good sized driveway and a low maintenance rear garden. With double glazing and gas central heating, call now to view. Energy Rating C, Council Tax Band B.

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

