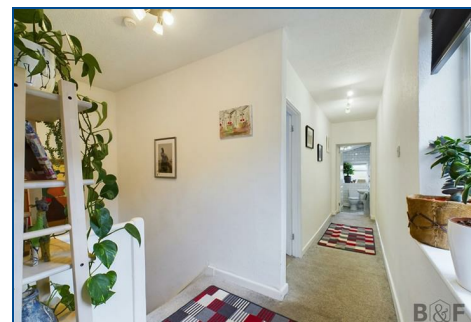


Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ



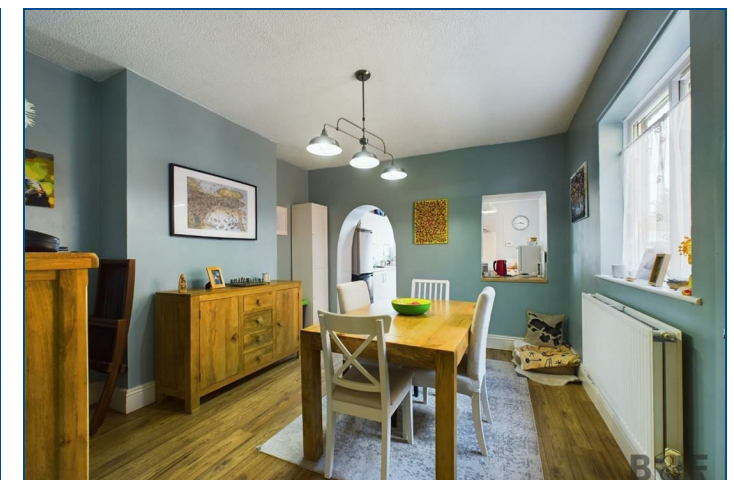
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



23 North Street, Downend, Bristol, BS16 5SY
£335,000



- Hallway 5'5 x 9'3
- Living Room 11'11 x 12'3
- Dining Room 12'10 x 12'7
- Kitchen 9'5 x 12'1
- Landing 18'9 x 12'3
- Bedroom One 11'11 x 12'4
- Bedroom Two 12'11 x 8'9
- Bathroom 8'3 x 6'2
- Outside

We are delighted to offer for sale this very spacious two bedroom period built semi-detached house with generous fully enclosed garden. The property is in very good order and benefits from PVC double glazed windows, gas central heating, modern kitchen and family bathroom. The accommodation briefly comprises; hallway, living room, splendid dining room, fitted kitchen, two double bedrooms and family bathroom. Situated on this popular road, midway between the amenities of both Staple Hill and Downend, with good access to local schools and bus routes. Page Park is a short walk and there is good access to the Bristol to Bath cycle track and the ring road. Early viewing recommended. Energy Rating D. Council Tax C.

