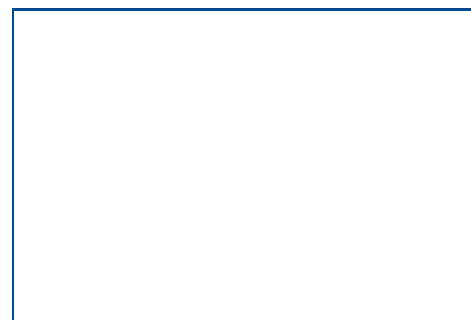
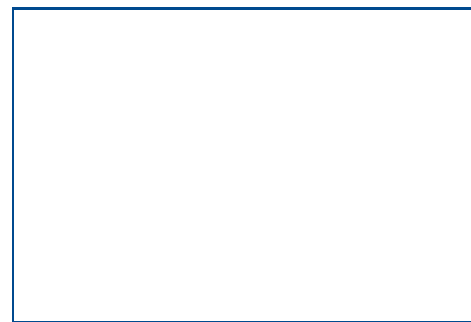
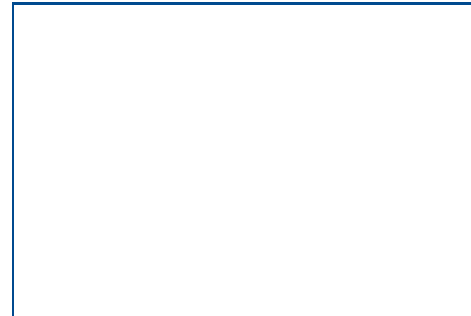
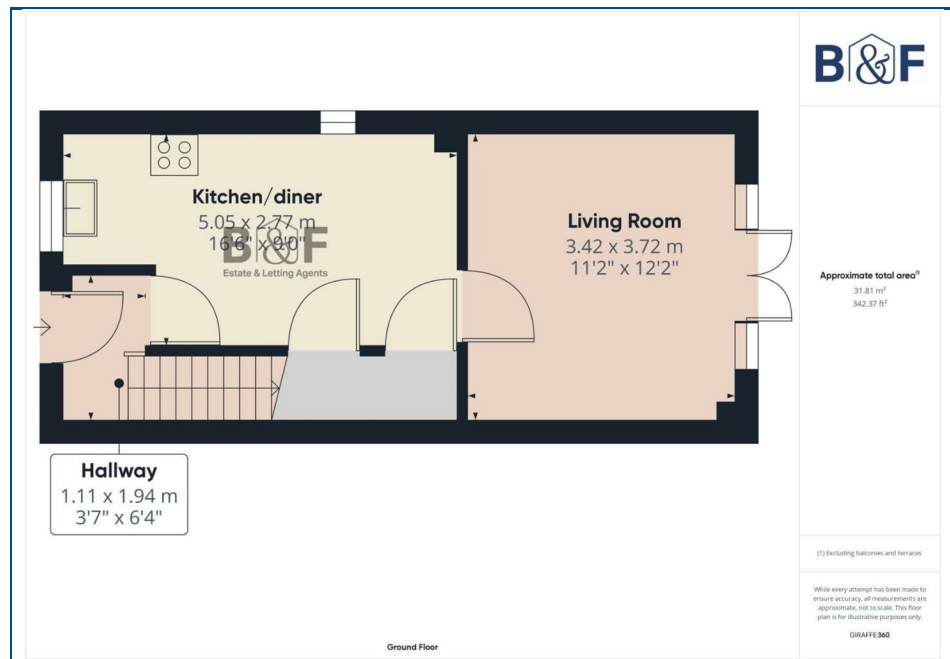
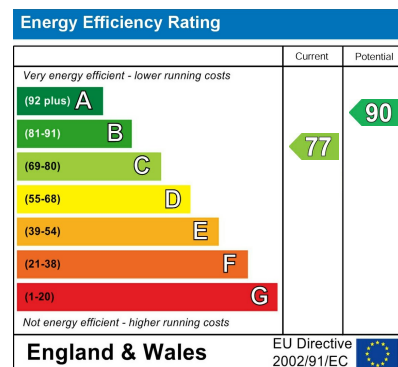


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Three Bedrooms
- Good Order
- Popular Cul de Sac
- No Onward Chain
- Off-Street Parking
- Enclosed Garden



**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.



**15 Morley Place, Staple Hill, Bristol, BS16 4DU**  
**£330,000**



Hallway 3'7 x 6'4  
Kitchen/diner 11'2 x 12'2  
Cloakroom  
Lounge  
First Floor Landing 10'1 x 6  
Bedroom Two 11'5 x 12'3  
Bedroom Three 9'10 x 6'  
Bathroom 6'3 x 6'  
Second Floor Landing  
Master Bedroom 13'11 x 12;2  
En Suite 7'8 x 5'9  
Outside

Offered with no onward chain, is this splendid, well presented three-bedroom end of terrace home with enclosed garden and off-street parking, to the front of the property for two vehicles. The accommodation briefly comprises hallway, fitted kitchen/diner, cloakroom, spacious lounge with doors leading to enclosed rear garden. To the first floor there are two bedrooms and modern bathroom, and to the second floor there is the master bedroom with en suite shower room. The property benefits from built in wardrobes, uPVC double glazing and gas central heating. Situated in this popular development close to the amenities of Staple Hill, Page Park, bus routes, schools, and the Bristol to Bath cycle track. Early viewing Recommended. Energy Rating C, Council Tax C.

