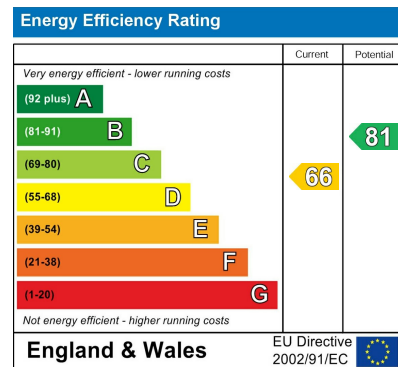


Brunt & Fussell

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



- Vacant Possession
- Double Garage
- Deceptively Spacious
- Popular Road
- Off-Street parking
- Four Bedrooms
- Carport
- Landscaped Gardens
- D/g & Gas Ch
- Must Be Viewed

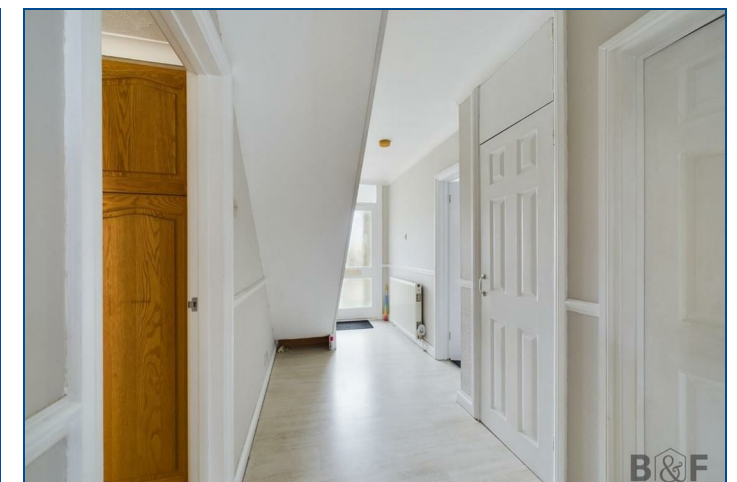
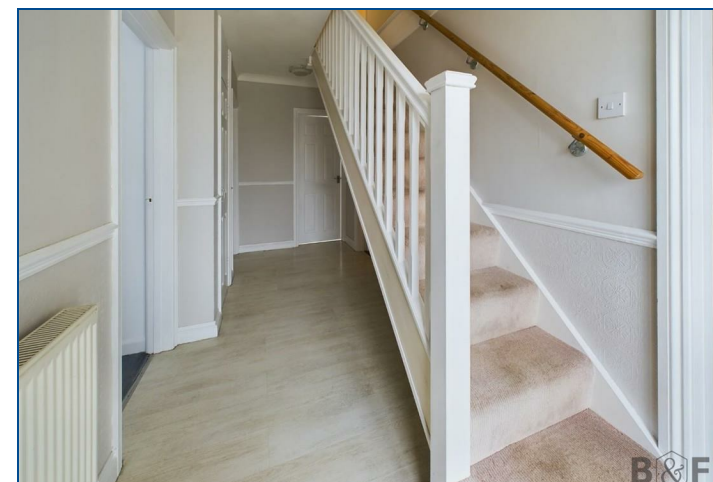


MONEY LAUNDERING REGULATIONS 2003

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.



31 Acacia Road, Staple Hill, Bristol, BS16 4NL
£439,950



Storm Porch

Lounge 16'2" x 12'5"

Kitchen 16'2" x 12'4"

Conservatory 10'5" x 7'2"

Hallway 5'10" x 15'9"

Bedroom Four 10'1" x 10'6"

Bedroom Three 10'3" x 10'8"

Bathroom 5'11" x 7'4"

Landing 2'7" x 3'1"

Bedroom One 12'5" x 18'6"

Bedroom Two 10'3" x 12'10"

Bathroom 9'3" x 7'6"

Offered with vacant possession. We are delighted to offer for sale this 1960's built four bedroom detached Chalet bungalow with private landscaped garden, detached double garage with electric door and carport. Then property has been owned by the same family since new. The accommodation briefly comprises storm porch, hallway, spacious lounge, kitchen/diner, two double bedrooms, family bathroom to the ground floor with two double bedrooms (one currently used as a kitchen/lounge) and Shower room to the first floor. Outside there are delightful landscaped gardens. The property is situated on this popular road, close to the Bristol to Bath cycle track, and short commute to the ring Road. There are good schools close by and the bungalow is within walking distance of all the amenities of Staple Hill, Fishponds and Downend. In our opinion this property would ideally suite the growing family. We fully recommend an early viewing. Energy Rating D. Council Tax D.

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

