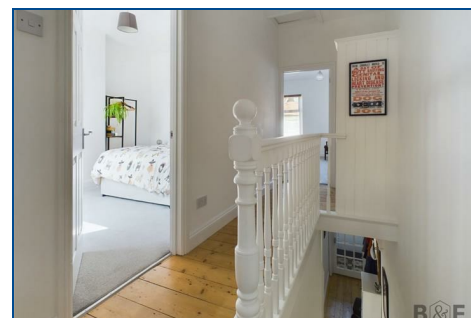
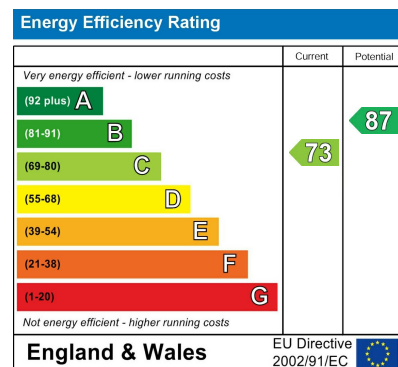


Brunt & Fussell

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



- Refurbished House
- Excellent Order Throughout
- Landscaped Gardens
- Gas Central Heating
- Wood Burner
- Super Family Home
- Three Double Bedrooms
- UPVC double Glazed
- Stripped Floorboards
- 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.



47 Soundwell Road, Staple Hill, Bristol, BS16 4QQ
£375,000



- Entrance Vestibule
- Hallway
- Lounge
- Dining Room
- Kitchen Diner
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside

OFFERED WITH NO ONWARD CHAIN. We are thrilled to be able to offer for sale this absolutely stunning three bedroom period built end of terrae home. The property has been sympathetically refurbished in recent years to a high standard, but retains all of its character and charm. The ground floor has stripped floorboards, the lounge has a bay window and wood burner. The kitchen is fitted with integrated appliances. The house is fully double glazed and has a gas central heating system. The accommodation comprises on the ground floor entrance vestibule, hallway, lounge, dining room, opening up to a fitted kitchen diner. On the first floor there are three double bedrooms and family bathroom. The gardens have been beautifully landscaped with mature flower bed, patio areas and decking. There is an outbuilding with power and light currently being used as a home brewery. Situated in the heart of Staple Hill, close to a wide arrange of amenities. There is good access to the ring road and the motorway network, with the Bristol to Bath cycle path being close by. Homes of this quality rarely come to the market, we strongly recommend an early viewing. Energy Rating C. Council Tax C.

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

