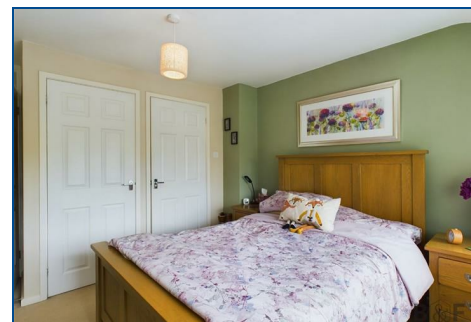
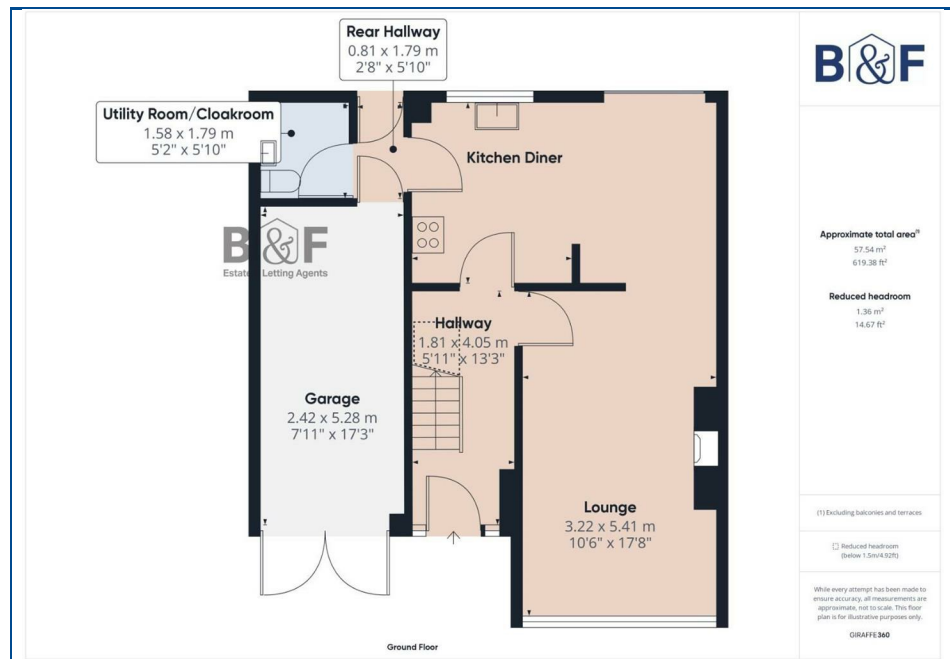
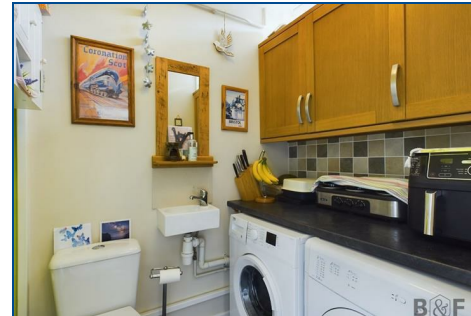
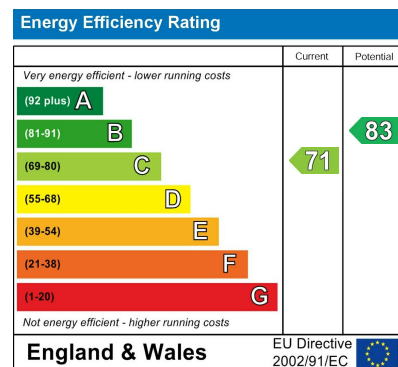


Brunt & Fussell

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



- Small Cul-De-Sac
- Lounge
- Utility/Cloakroom
- Ensuite to Master
- Lovely Garden
- Four Bedrooms
- Kitchen Diner
- Integral Garage
- Ample Parking
- No Onward Chain

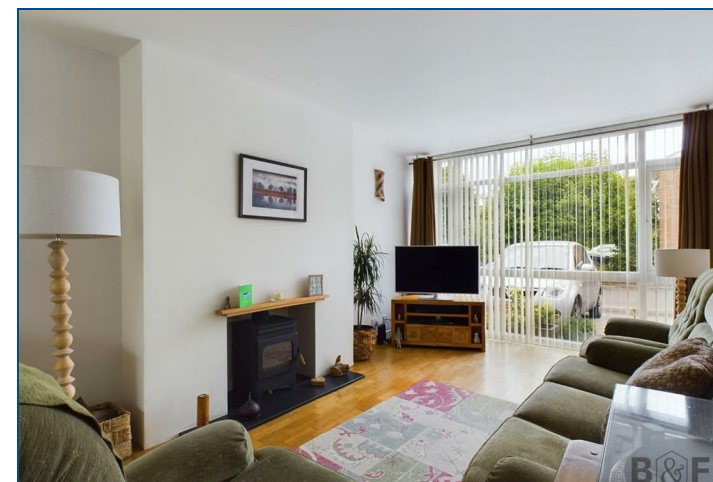


MONEY LAUNDERING REGULATIONS 2003

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.



2 Beaufort Place, Frenchay, Bristol, BS16 1PE
£435,000



Hallway

Lounge 17'8" x 10'6"

Kitchen Diner 16'6" x 9'7"

Utility/Cloakroom 5'10" x 5'2"

Garage 17'3" x 7'11"

First Floor Landing

Bedroom One 10'11" x 10'10"

En-Suite 4'9" x 4'6"

Bedroom Two 14'2" max x 9'10" max

Bedroom Three 10'11" x 7'11"

Bedroom Four 10'5" x 8'2"

Bathroom 8'7" x 5'5"

Offered with no onward chain and situated in a small culdesac is this deceptively spacious family sized home, which is presented in great condition throughout and is simply ready to move in to. In brief the accommodation comprises hallway, lounge, modern kitchen diner, cloakroom/utility room and integral garage. Upstairs are four generous bedrooms (master en-suite) and bathroom. Outside there is ample parking and to the rear is a beautiful mature garden. With double glazing and gas central heating, viewing is highly recommended. Council Tax Band D, Energy Rating C.

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

