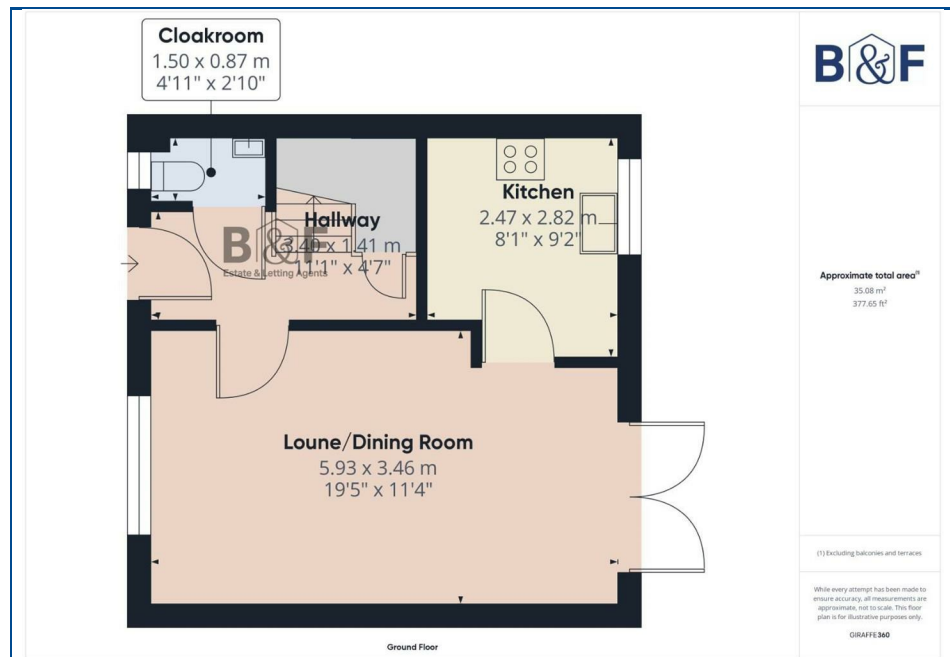
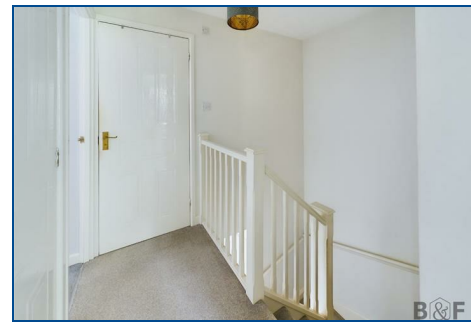


Brunt & Fussell

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



- Popular Development
- uPVC Double Glazed
- Shaker Style Kitchen
- Lovely Garden
- Three Bedrooms

- Close to Cycle Path
- Gas Central Heating
- Good Commuting Links
- Garage
- Cul-de_sac

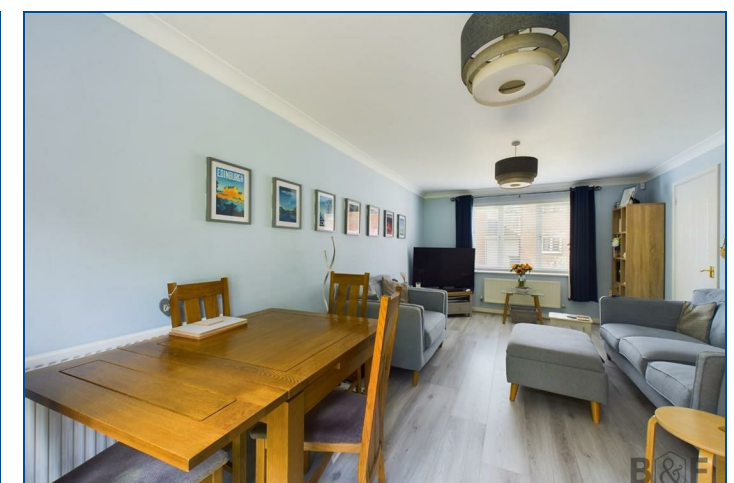
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.



84 Elizabeth Way, Mangotsfield, Bristol, BS16 9LX
£350,000



- Hallway 11'1 x 4'7
- Cloakroom 4'11 x 2'10
- Lounge/Dining Room 19'5 x 11'4
- Kitchen 8'1 x 9'2
- Landing 8'7 x 3'2
- Bedroom One 10'1 x 9'1
- Bedroom Two 9'3 x 8'9
- Bedroom Three 8'2 x 8'5
- Bathroom 4'11 x 8'5
- Outside
- Off Street Parking
- Garage
- Generous Enclosed Rear Garden

Situated on this popular development, in this pleasant cul-de-sac, is this fine three bedrooms semi-detached house with lovely generous garden, garage and off-street parking. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, cloakroom, lounge/dining room, fitted shaker style kitchen on the ground floor with three bedrooms and bathroom on the first floor. This house is conveniently located just a short commute to the Avon ring road with links to the motorway network, and all major commuting routes. The Bristol to Bath cycle path is close by, as are pleasant countryside walks. An internal viewing appointment is highly recommended. Energy Rating C. Council Tax D.

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

