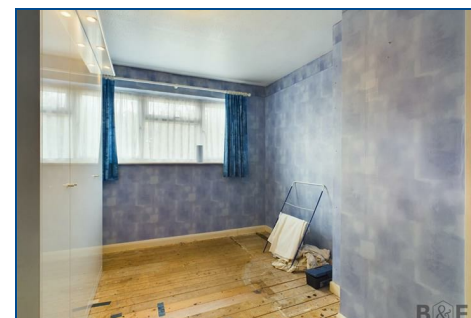


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Cul-De-Sac Location
- End Terraced Home
- Extended Reception
- Three Bedrooms
- Kitchen Diner
- Lounge
- Ample Gardens
- UPVC D/g and GCH
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	81
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.



103 Woodyleaze Drive, Hanham, Bristol, BS15 3BS
Offers In The Region Of £300,000



- Porch
- Hallway
- Kitchen Diner 12'11" x 9'11"
- Lounge 15'10" x 12'9"
- Reception 15'1" x 6'9"
- Landing
- Bedroom One 13'1" x 9'8"
- Bedroom Two 12'9" x 9'8"
- Bedroom Three 9'6" x 6'2"
- Bathroom 6'2" x 5'8"
- Outside

Offered with no onward chain and situated in the corner of a cul-de-sac with parking in a nearby bay area is this extended family sized end terraced home which has been well loved and maintained by its current owner. Situated close to local schools and amenities, the accommodation comprises hallway, kitchen diner, lounge and further reception beyond. Upstairs are three bedrooms and bathroom. With upvc double glazing, gas central heating, ample gardens with quality storage, a viewing is highly recommended. Energy Rating D, Council Tax Band B.

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

