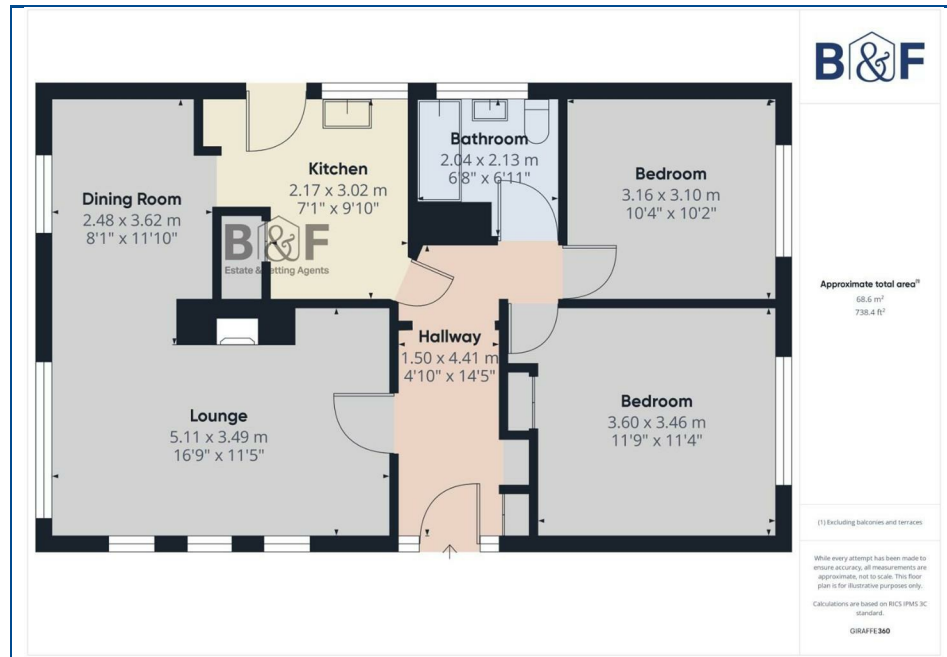


# Brunt & Fussell

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



- Detached Bungalow
- Oil Central Heating
- Garage
- Popular Location
- Off Street Parking
- Mature Enclosed Garden
- Quiet Cul-De-Sac
- No Onward 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			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
		39	82

#### 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.



**10 St. Anthonys Drive, Wick, Bristol, BS30 5PW**  
**£330,000**



- Hallway 4'11" x 14'4"
- Lounge 16'9" x 11'5"
- Dining Room 8'1" x 11'10"
- Kitchen 7'1" x 9'10"
- Bathroom 6'8" x 6'11"
- Bedroom One 11'9" x 11'4"
- Bedroom Two 10'4" x 10'2"
- Garden
- Garage
- Off Street Parking

Offered with no onward chain is this charming two bedroom detached bungalow, suited on a sought after, quiet Cul-de-sac. The current owners have lived at the property for more than six decades and it has been well loved, however, it would benefit from renovations. In brief the property comprises: hallway, open plan Lounge/diner, kitchen, bathroom and two bedrooms. Outside there is a mature enclosed garden, off Street parking for multiple cars and a garage. Other benefits include oil central heating and double glazed windows. An internal inspection to thoroughly recommended. Energy Rating E. Council Tax Band D.

**\*\*Please Interact With Our Market Leading Virtual Tour\*\***

