

- No Chain
- Enclosed Garden
- Double Glazed
- Sought After Road
- Requiring Some Updating
- Four Bedrooms
- Garage & Carport
- Gas Central Heating
- Close To Page Park
- Close to Local Shops

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	
60	84
EU Directive 2002/91/EC	

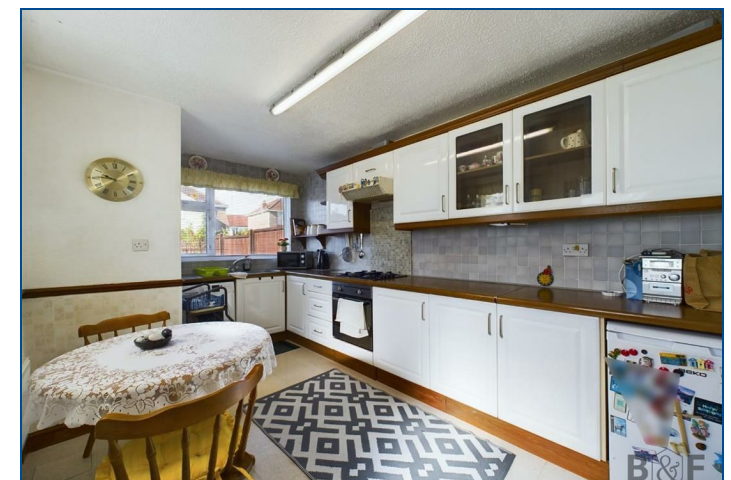
England & Wales

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.



39 Clarence Avenue, Downend, Bristol, BS16 5SU
£400,000



Hallway 20'11 x 5'7

Dining Room 11'7 x 13'8

Living Room 11'6 x 10'4

Sun Room 12'11 x 6'4

Kitchen 14'6 x 9'

Landing 9'1 x 5'7

Bedroom One 11'7 x 11'1

Bedroom Two 11'9 x 10'11

Bedroom Three 8'3 x 9'1

Bedroom Four 8'5 x 5'10

Bathroom 5'10 x 5'9

Outside

Gardens To Front & Rear

Garage

Carport

Offered with no chain, is this attractive four bedroom semi-detached house with enclosed garden garage, carport and off-street parking.

The property benefits from gas central heating and double glazing. The accommodation comprises hallway, dining room, living room, sunroom, kitchen, landing, four bedrooms, and bathroom.

The property has been cared for but does now require some updating.

Situated on this popular road close to Page Park and the amenities of both Downend and Staple Hill. In our opinion this property is sure to be of interest to the growing family.

Council Tax C. Energy Rating D.

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

