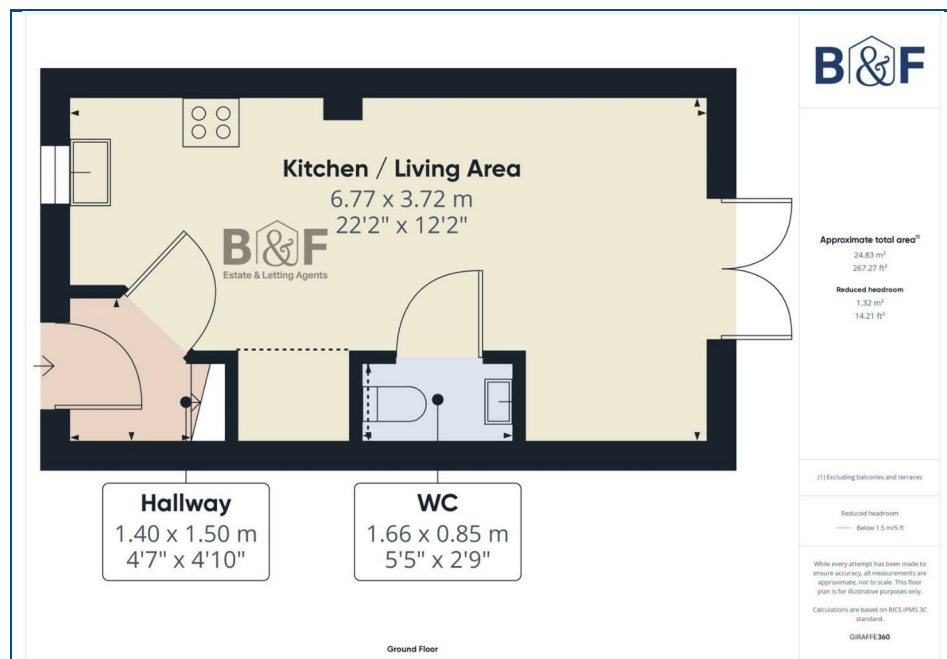
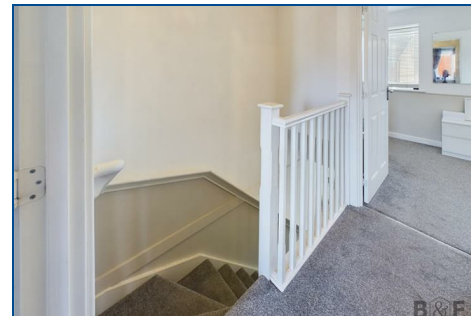


Brunt & Fussell

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	81	
(69-80) C		
(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.



10 Lobelia Road, Emersons Green, Bristol, BS16 7NF
£289,950



- Hallway 4'7" x 4'11"
- Kitchen/ Living Area 22'2" x 12'2"
- Cloakroom 5'5" x 2'9"
- First Floor Landing 6'0" x 3'6"
- Bedroom One 7'10" x 12'2"
- Bedroom Two 7'9" x 12'2"
- Bathroom 6'0" x 5'8"
- Outside
- Off Street Parking
- Landscaped Garden

We are thrilled to be able to offer for sale this splendid two-bedroom end of terrace home with enclosed landscaped garden and off-street parking.

The property was built approximately 5 years ago and is conveniently located in this popular, quiet backwater, yet in walking distance to local shops and amenities, the Metro Bus, David Lloyd Leisure Centre, with the ring road and the motorway network being a short commute.

The accommodation comprises hallway, fitted kitchen, cloakroom, lounge, two double bedrooms and bathroom.

Outside the garden is larger than the average, and has been laid to artificial grass and patio with custom made bike store.

In our opinion this home is ideal for the first time-buyer/investor. We fully recommend an early viewing.

Council Tax Band C. Energy Rating B.

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

