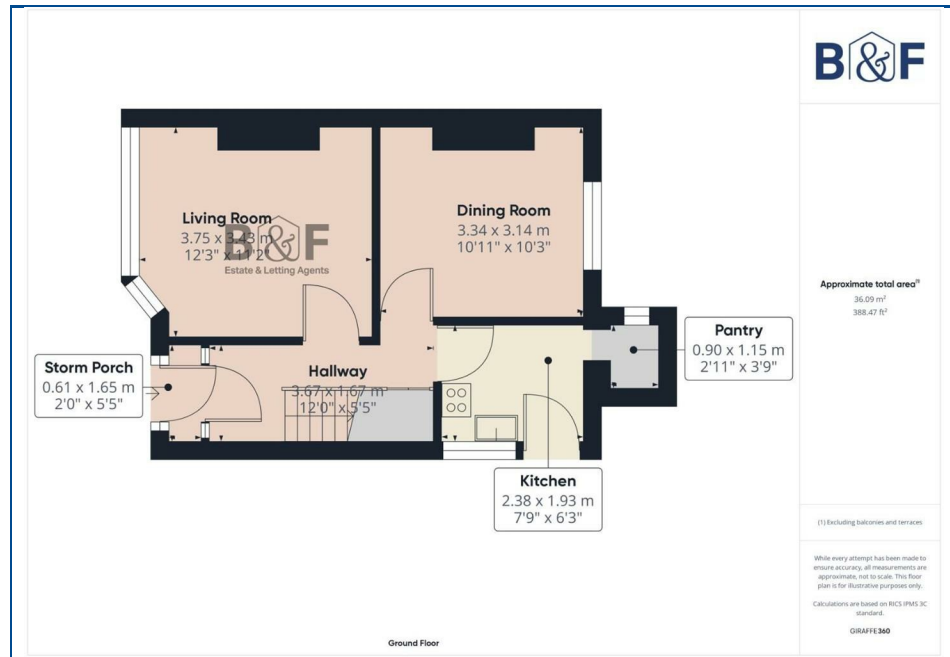


Brunt & Fussell

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



- Three Bedrooms
- Original Features
- Some Updating Required
- Modern Worcester Boiler
- Room To Extend
- Owned Since New
- Well Maintained
- Double Glazed
- Sought After Road
- Mature Garden & Garage

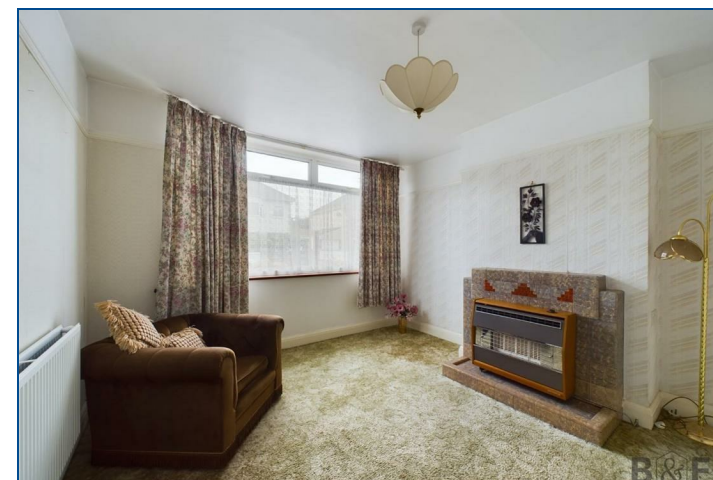
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	

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.



75 Burley Crest, Downend, Bristol, BS16 5PS
Asking Price £369,950



- Storm Porch 2 x 5'5
- Hallway 12 x 5'5
- Living Room 12'3 x 11'2
- Dining Room 10'11 x 10'3
- kitchen 7'9 x 6'3
- Landing
- Bedroom One 12'10 x 10'6
- Bedroom Two 11'1 x 10'6
- Bedroom Three 7'8 x 6'5
- Wet Room 5'3 x 6'3
- Outside
- Generous Mature Front & Rear Gardens
- Detached Garage
- Ample Off-Street-Parking

Offered with no chain, this attractive 1938 built three bedroom semi-detached house with lovely mature generous gardens, detached garage, and ample off-street parking.

The property offers enormous charm, having many original features, including stained glass door, pantry, picture rails, fireplaces, and internal doors. Other benefits from gas central heating and double glazing.

The accommodation comprises storm porch, hallway, living room, dining room, kitchen with pantry, landing, three bedrooms, and wet room (formerly bathroom).

The property has been well maintained, but does require some updating, albeit it the home is perfectly livable and mortgageable.

Situated on this sought after road only a few minutes walk from Page Park, with the amenities of both Downend and Staple Hill being also walkable. The ring road and motorway network is only a short commute away.

This house lends it self to extend and develop further as many of the neighbours have done in the road. (subject to planning permission) In our opinion this property is sure to be of interest to the growing family. Early viewing highly recommended.

Council Tax C. Energy Rating D.

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

