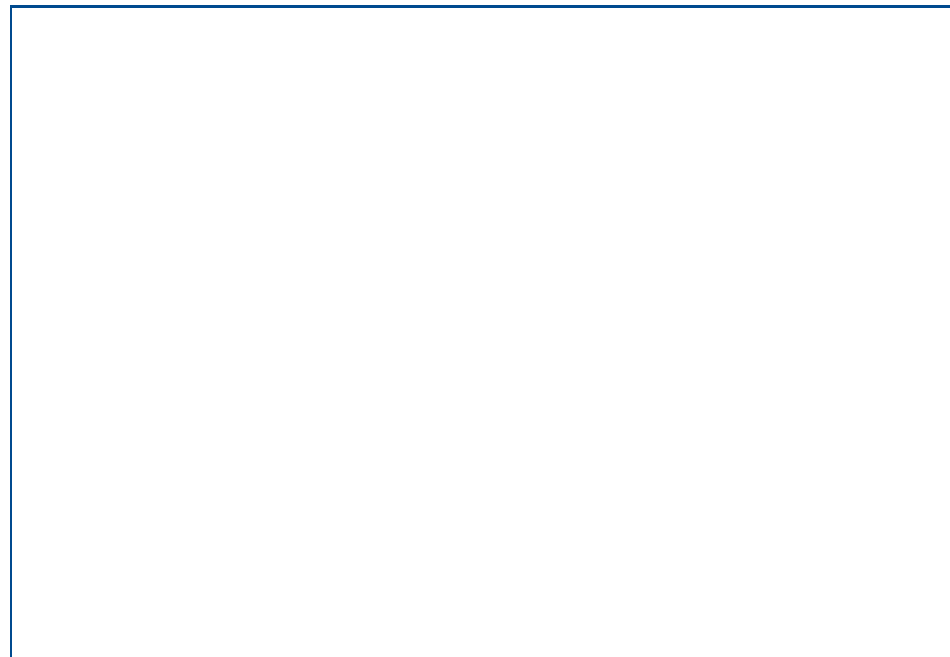
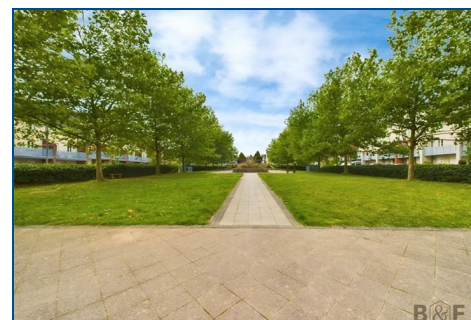


Brunt & Fussell

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



- First Floor apartment
- Very Good Order
- Lovely Views
- Fitted Kitchen
- Modern Bathroom
- Double Glazed
- Allocated Parking
- Close To Cycle Path
- Short Commute To Ring Road
- Close To Amenities

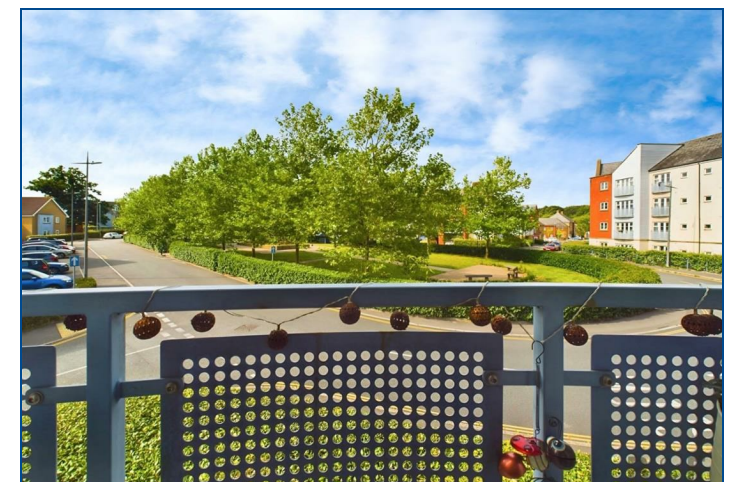
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



15 Whistle Road, Mangotsfield, Bristol, BS16 9QX
£169,500



- Hallway 9'8" x 6'7"
- Lounge Diner 20'11" x 10'4"
- Kitchen 10'7" x 6'0"
- Double Bedroom 9'8" x 10'4"
- Bathroom 7'8" x 6'3"
- Communal Gardens
- Allocated Parking
- Visitor Parking
- Communal Bike Store

We are delighted to offer for sale this splendid, well presented purpose built first floor apartment, with lovely views over looking the communal garden.

The property is in very good order throughout and benefits from uPVC double glazing, modern kitchen and bathroom facilities.

The accommodation comprises hallway with entry phone, lounge diner with lovely views, fitted kitchen double bedroom and bathroom. There is allocated parking space and visitors parking to the front of the property.

This lovely apartment is tucked away on this popular development, only a stones throw from the Bristol & Bath cycle track, with a short commute to the ring road and motorway network, offering good access to Bath and Bristol.

You are only a short drive away from the amenities Emersons Green and Longwell Green Gallagher Retail Park, offering an array of supermarkets, shops, restaurants, as well as Doctors and Dentists.

We fully recommend an early viewing.

Energy Rating C. Council Tax A.

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

