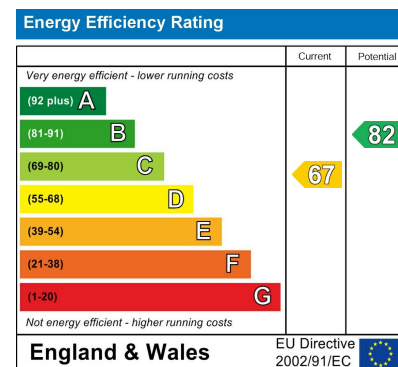


- Four Bedrooms
- Two Bathrooms
- Double Glazing
- Close To Fishponds & Downend
- Good Bus Routes
- Popular Road
- Gas Central Heating
- Good Order
- Much Improved

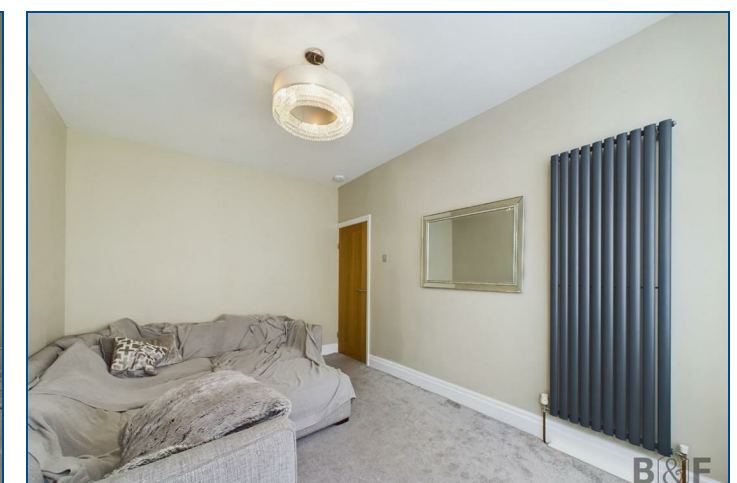
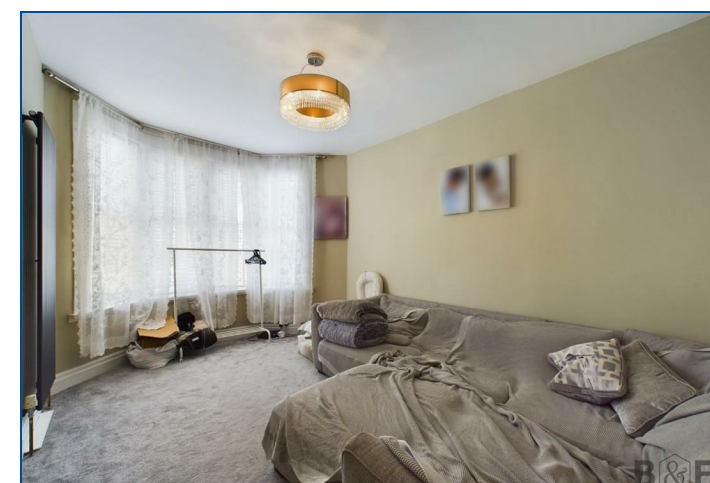


MONEY LAUNDERING REGULATIONS 2003

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.



88 Cassell Road, Fishponds, Bristol, BS16 5DG
£440,000



Hallway 12'6" x 5'2"

Lounge 15'2" x 9'8"

Living/dining Room 12'9" x 15'1"

Kitchen 13'4" x 7'1"

Bathroom 5'7" x 6'11"

First floor Landing 11'1" x 5'8"

Bedroom Two 15'5" x 9'5"

Bedroom Three 13'2" x 6'3"

Bedroom Four 9'10" x 6'7"

Landing 4'2" x 5'6"

Bedroom One 21'11" x 7'0"

En-Suite 5'4" x 5'3"

Outside

A low maintenance, fully enclosed rear garden with access to a lane.

Situated on this highly desirable road, this four bedroom mid-terrace home, which has been much improved in recent years.

The property has had a loft conversion with en-suite in recent years. Other benefits include gas central heating, uPVC double glazing and modern kitchen and bathroom facilities.

The accommodation comprises hallway, lounge, dining/sitting room, kitchen, bathroom on the ground floor with three bedrooms on the first floor and the master bedroom and en-suite on second floor.

Outside there is a pleasant enclosed garden to the rear.

Situated mid-way between the amenities of Fishponds, Downend and Staple Hill.

Energy Rating D. Council Tax B.

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

