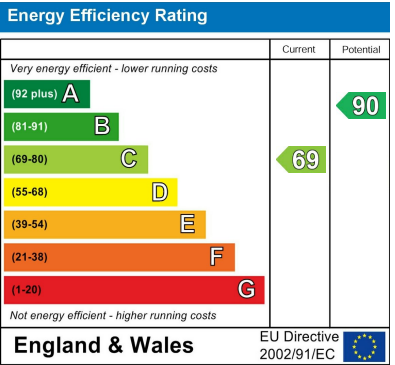


- Two Bedrooms
- Good Order Throughout
- Gas Central Heating
- Cul-De-Sac-
- Perfect For First-Time-Buyers
- Lovely Enclosed Gardens
- uPVC Double Glazed
- Off-Street-Parking
- Modern Kitchen
- Modern Bathroom



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.

# Brunt & Fussell

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



**45 Holly Close, Speedwell, Bristol, BS5 7XR**  
**Offers In The Region Of £250,000**





- Hallway
- Lounge Dining Room
- Kitchen
- Rear Porch
- Bedroom One
- Bedroom Two
- Bathroom
- Gardens to Front and Rear
- Off-Street-Parking

Offered with no chain, this splendid two bedroom modern bungalow with lovely enclosed landscaped gardens to front and rear, and off-street-parking. The property is in good decorative order throughout and benefits from uPVC double glazing, gas central heating, modern kitchen and bathroom facilities.

The accommodation comprises hallway, lounge dining room, rear porch leading to garden, kitchen, two bedrooms and bathroom. Situated in this popular backwater, the bungalow is well situated with good access to the Bristol City Centre and local amenities. In our opinion this property would be ideally suite the first-time buyer home or suitable for the older couple down sizing. The bungalow would also be the perfect investment property. Council Tax Band B, Energy Rating C.

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

