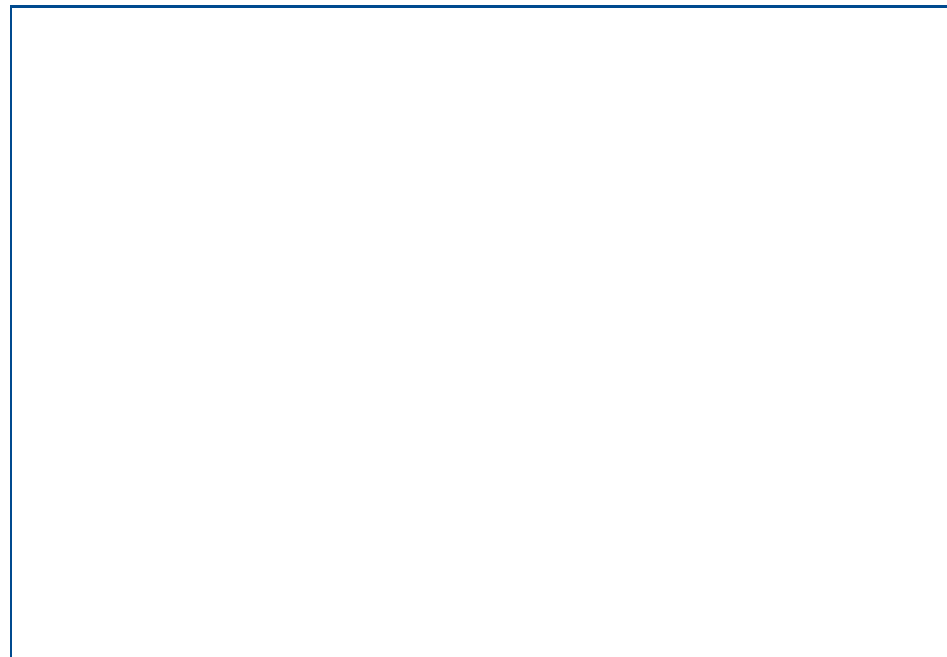
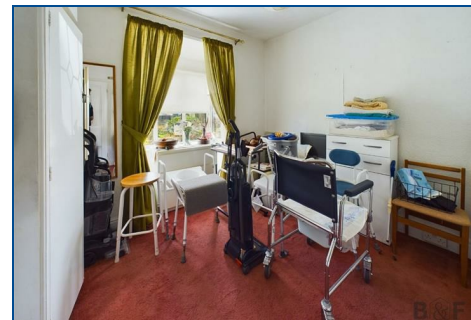


# Brunt & Fussell

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



- Detached Bungalow
- Mature Gardens
- Gas Central Heating
- Carport
- Popular Road
- Originally Three Bedrooms
- Double Glazed
- Ample Off Street Parking
- Close to Shops
- No Chain

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 82        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 57                      |           |
| (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

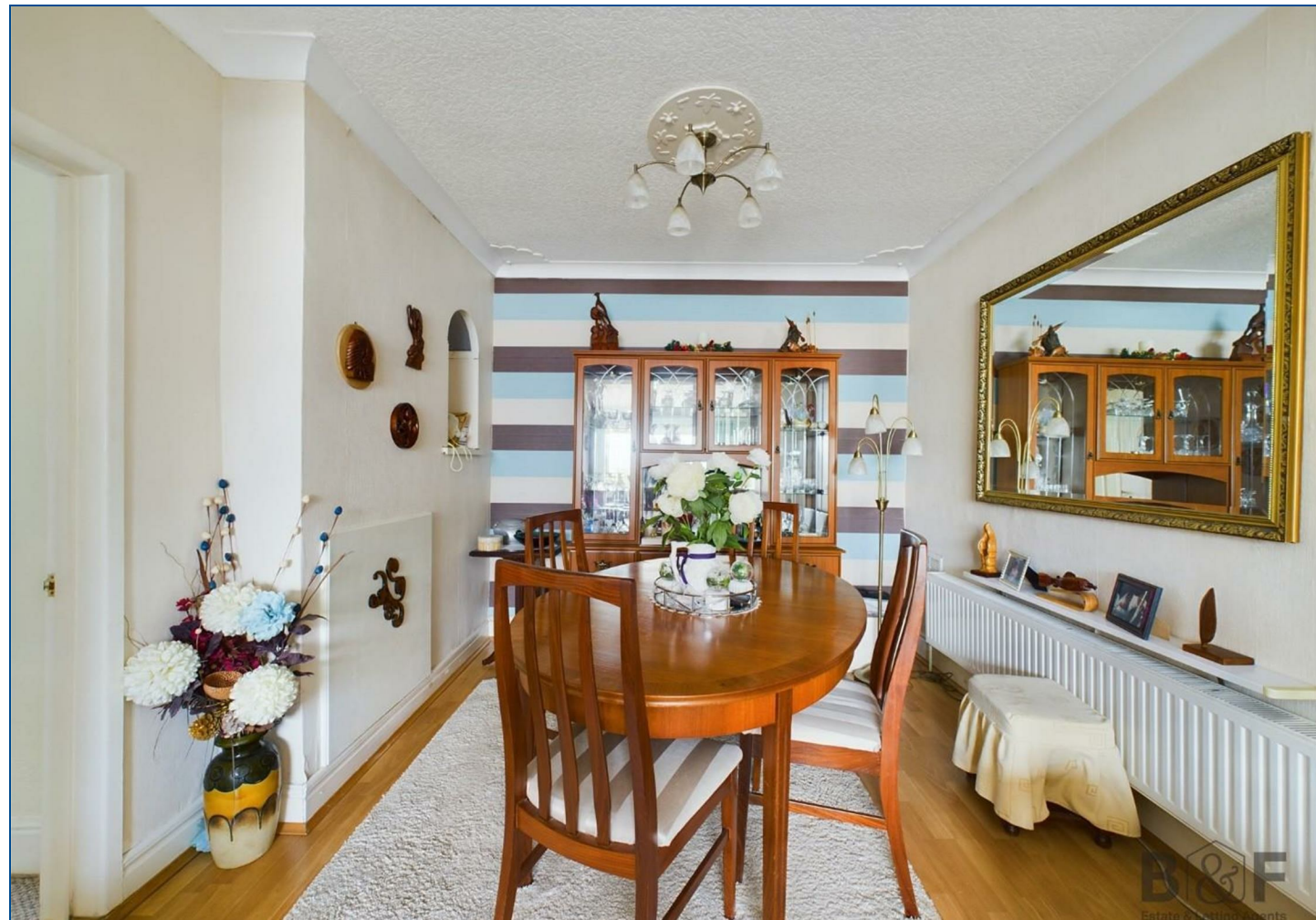
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.



**32 Acacia Road, Staple Hill, Bristol, BS16 4PY**  
**Offers Over £400,000**



- Hallway
- Bedroom One
- Bedroom Two
- Bathroom
- Sitting Room
- Kitchen
- Lounge/Dining Room
- Sunroom
- Outside
- Large Front Garden
- Ample Off-Street parking
- Enclosed Rear Garden

OFFERED WITH VACANT POSSESSION. We are delighted to offer for sale this deceptively spacious and very versatile detached bungalow, with enclosed garden, ample off-street parking and carport.

The property benefits from gas central heating and double glazing. The bungalow started life as a three bedroom home, but the current owner configured to a two bedroom.

The accommodation comprises hallway, sitting room, spacious lounge/diner, sunroom, kitchen, two bedrooms and family bathroom.

Outside there is a large front garden with ample off-street parking and a carport. The rear garden is fully enclosed and West facing.

Situated on this popular road, close to the Bristol to Bath cycle track, and short commute to the ring Road. There are good schools close by and the bungalow is within walking distance of all the amenities of Staple Hill, Fishponds and Downend.

Although bungalows are traditionally bought by the older generation in our opinion this property due to its versatility could be of interest to the growing family.

We fully recommend an early viewing.

Energy Rating D. Council Tax C.

