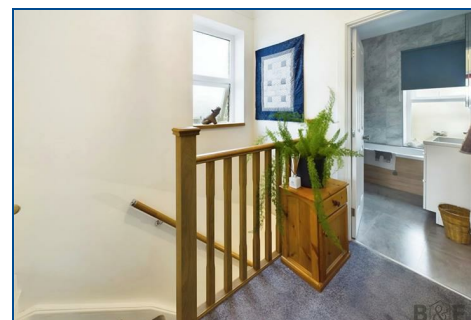
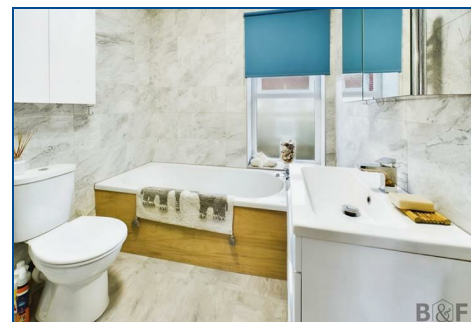
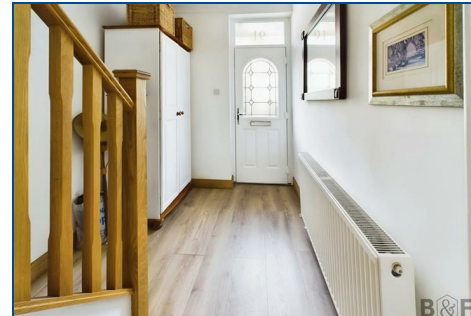


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Recently Modernised and Updated.
- Outline Planning To Build Another Dwelling
- Mature Gardens
- uPVC Double Glazed
- No Onward Chain
- Extended
- Excellent Condition
- Double Carport
- Popular Road
- Idea for the Builder

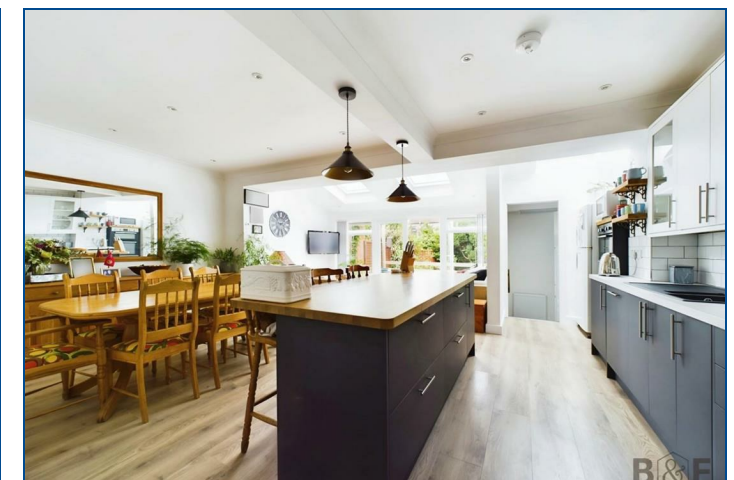
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

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.



91 Cassell Road, Fishponds, Bristol, BS16 5DG
Asking Price £550,000



Hallway 8' x 6'9"

Living Room 12' x 12'9"

Dining Room/Kitchen/Living Area 22'3" x 19'10"

Utility Area 10'3" x 2'11"

Cloakroom 5'3" x 2'9"

Landing 7'4" x 4'1"

Bedroom One 12'0" x 12'7"

Bedroom Two 11'9" x 11'10"

Bedroom Three 8'5" x 7'8"

Bathroom 7'7" x 6'11"

Outside

We are thrilled to be able to offer for sale with no onward chain, this stunning three bedroom extended end of terrace home with outline planning permission to build another dwelling. Please see Bristol Council website Application number 23/04058/P.

The existing property has been vastly improved and updated and benefits from new roof, re-plastered walls and ceilings, new central heating, fitted kitchen, cloakroom, bathroom, and uPVC double glazing throughout.

This deceptively spacious extended property offers spacious living accommodation comprising hallway, lounge, extended dining room/family room/lounge with fitted kitchen, utility area, cloakroom on the ground floor, with three bedrooms and family bathroom on the first floor. The property is set in lovely generous mature gardens to the side and rear with a large double carport to the bottom of the garden.

Situated on this popular road close to local amenities of Staple Hill, Fishponds and Downend. The house has good access to the motorway network, local schools and bus routes. In our opinion this property would ideally appeal to the builder/Investor or growing family. Energy Rating D. Council Tax B.

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

