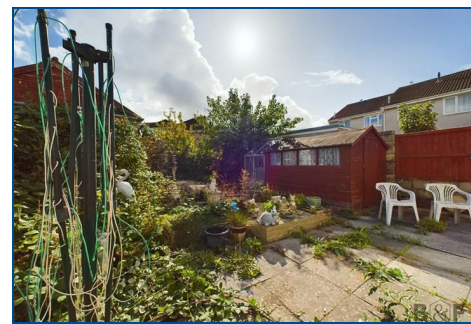
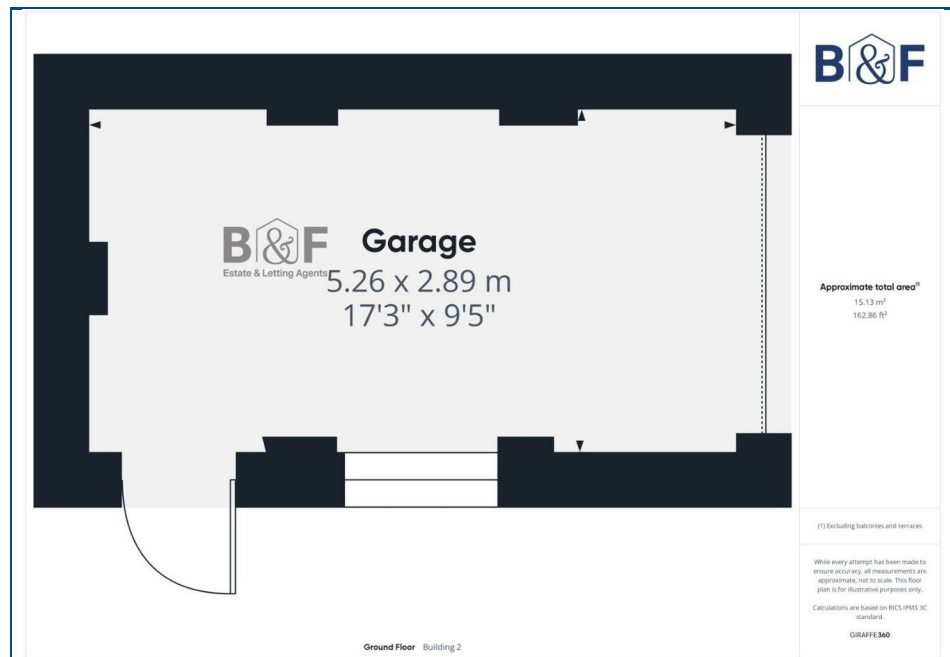
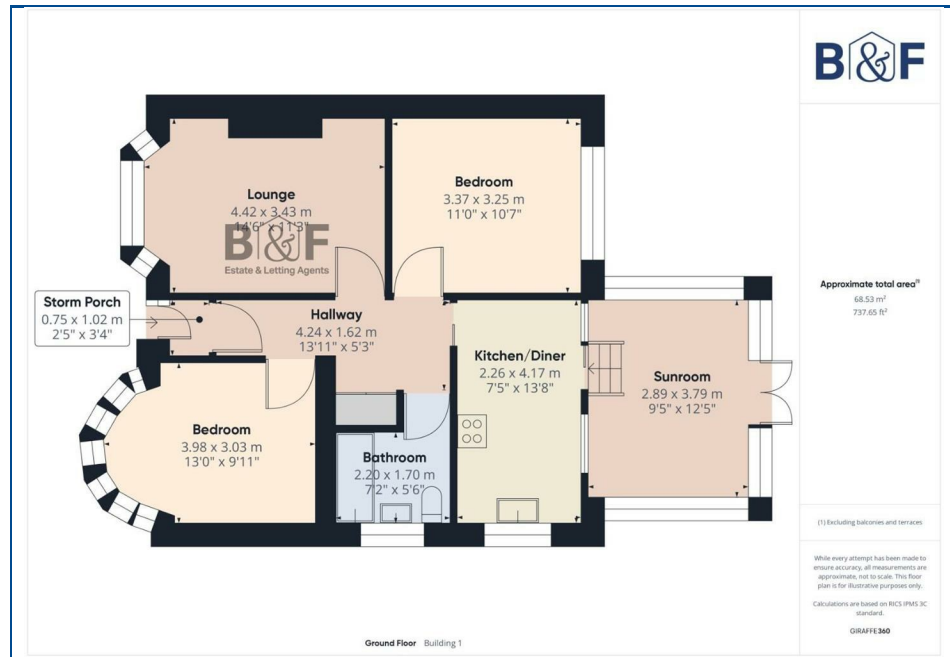


Brunt & Fussell

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



- No Chain
- Detached Garage
- Conservatory
- Popular Road
- Close to Shops
- Two Double Bedrooms
- Double Glazed
- Spacious Rooms
- Set In the Heart Of Staple Hill
- Rarely Available

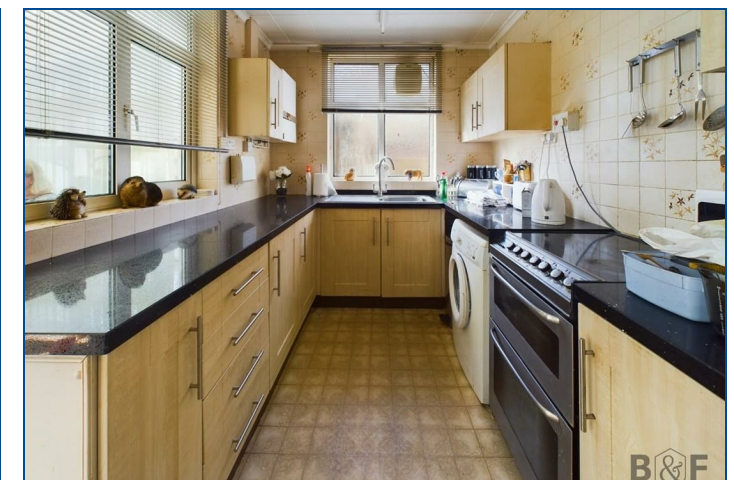
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.



34 Beaufort Road, Staple Hill, Bristol, BS16 5JX
£315,000



- Storm Porch 2'5" x 3'4"
- Hallway 13'10" x 5'3"
- Lounge 14'6" x 11'3"
- Kitchen/Diner 7'4" x 13'8"
- Conservatory 9'5" x 12'5"
- Bedroom One 13'0" x 9'11"
- Bedroom Two 11'0" x 10'7"
- Bathroom 7'2" x 5'6"
- Mature Gardens to Front & Rear
- Detached Garage 17'3" x 9'5"

Offered with no onward chain, this attractive double bayed two bedroom bungalow with mature South East facing garden and detached garage.

The property does require modernising, but offers spacious living accommodation comprising storm porch, hallway, living room, kitchen/diner, conservatory, two double bedrooms and bathroom.

Outside there are mature gardens and a detached i

Situated in the heart of Staple Hill, close to local shops and amenities, Doctors surgery, Library, and bus routes.

Rarely do bungalow become available in this road, we therefore recommend an early internal inspection to avoid disappointment.

Energy Rating D. Council Tax C.

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

