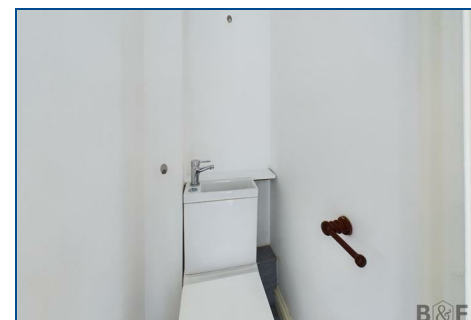
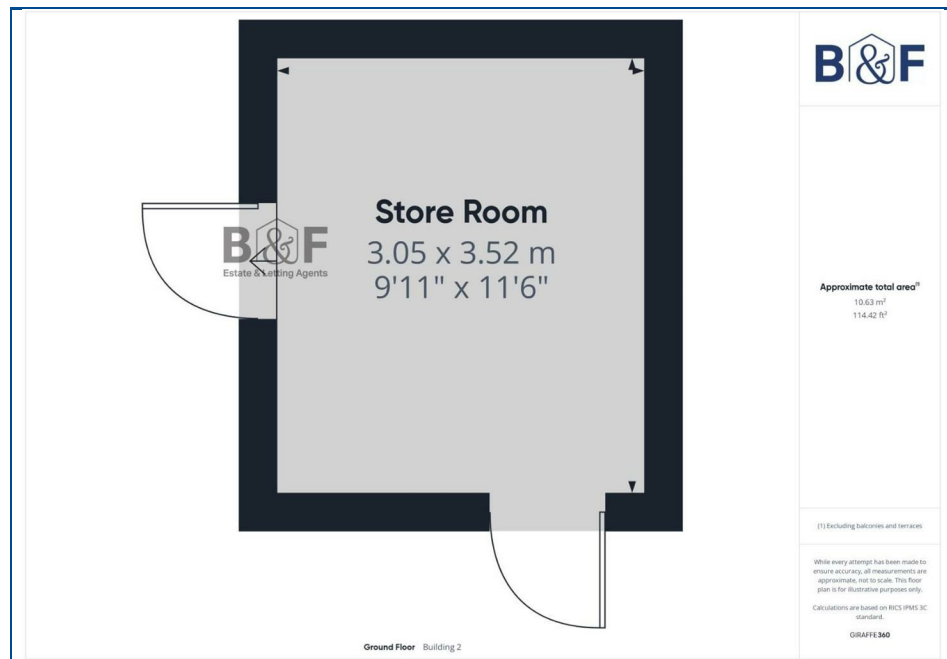


Brunt & Fussell

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



- Four Bedrooms
- Double Glazing
- Courtyard Garden
- Cloakroom
- Good Order
- Two Bathrooms
- Gas Central Heating
- Close to Shops
- Storage in Garden
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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.



76 North Street, Downend, Bristol, BS16 5SF
Offers In The Region Of £350,000



- Hallway 16'0" x 5'4"
- Lounge 16'0" x 11'1"
- Kitchen Diner 11'10" x 17'5"
- Bathroom 8'4" x 6'5"
- First Floor Landing 6'4" x 5'4"
- Bedroom One 13'8" x 8'10"
- Bedroom Two 12'0" x 10'7"
- Bedroom Three 7'3" x 6'6"
- Cloakroom 2'5" x 3'2"
- Study/Dressing Room 8'1" x 6'8"
- Master Bedroom 15'4" x 7'11"
- Outside
- Store Room 10'0" x 11'6"

Offered with no onward chain is this deceptively spacious four bedroom end of terrace home with courtyard garden with store room. The accommodation comprises hallway, lounge, kitchen/diner, bathroom on the ground floor with three bedrooms and cloakroom on the first floor, with door to dressing room/study which has a staircase leading up to the master bedroom and bathroom on the second floor. Situated on this popular road, close to the amenities of both Downend and Staple Hill.

Energy Rating D. Council Tax Band B.

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

