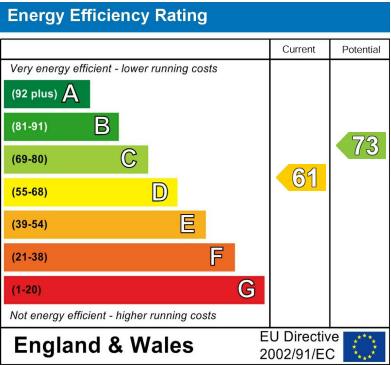


- Three Double Bedrooms
- Gas Central Heating
- Lovely Landscaped Garden
- Two Bathrooms
- Close to Cycle Path
- Super Extended Period House
- Double Glazing
- Close To Tynings School
- Three Reception Rooms
- Good Access To Ring Road



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



83 Gloucester Road, Staple Hill, Bristol, BS16 4SL
£380,000



- Hallway 2'9" x 14'0"
- Lounge 11'9" x 10'9"
- Kitchen/Dining/Sitting Room 15'0" x 12'5"
- Utility/Family Room 14'11" x 9'5"
- Lobby 2'8 x 3'2
- Cloakroom 3'10" x 3'3"
- First Floor Landing 15'0" x 6'2"
- Bedroom Two 14'9" x 12'4"
- Bathroom 6'10" x 10'6"
- Bedroom Three 13'10" x 7'6"
- Second Floor Landing 5'8" x 6'8"
- Master Bedroom 12'9" x 14'7"
- Bathroom 6'7" x 6'6"
- Enclosed Rear Garden

We are delighted to offer for sale this splendid period built three bedroom home which has been vastly improved in recent years. The house offers deceptively spacious living accommodation having three double bedrooms and two bathrooms.

The property is in good order throughout and has been well maintained. The accommodation briefly comprises hallway, lounge, dining/family room, fitted kitchen, cloakroom on the ground floor with two double bedrooms and family bathroom on the first floor with the master bedroom, and second bathroom being on the second floor.

The property is situated on this popular road, close to the Bristol to Bath cycle track, and short commute to the ring Road. Page Park and the amenities of Staple Hill, are within walking distance. Tynings Primary School is a stones throw away. In our opinion this property would ideally suit first time buyers or the growing family.

Energy Rating D. Council Tax B.

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

