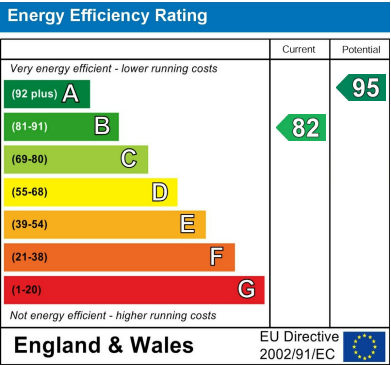


- Three Bedrooms
- New Bathroom
- Updated Kitchen
- Double Glazing
- Close to Amenities

- Super Condition
- New Ensuite
- Gas Central Heating
- Popular Road
- Must Be Viewed



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



5 Burdock Road, Emersons Green, Bristol, BS16 7NR
£350,000



- Hallway
- Cloakroom
- Sitting Room
- kitchen/Dining Room
- Landing
- Bedroom One
- Ensuite
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Enclosed Rear Garden
- Off-Street-Parking

We are delighted to offer for sale this stunning three bedroom semi-detached house with enclosed garden, and ample off-street parking. The property was completed February 2020. The sellers bought the property from new but have vastly improved the property, to include updating the kitchen, bathroom and ensuite facilities.

The house is in showroom condition throughout. Other benefits include recently laid patio and planters, gas central heating and uPVC double glazing.

The accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room, three bedrooms Master with ensuite and bathroom.

Situated on this popular road close to David Lloyd Leisure centre, metro bus and the motorway links.

In our opinion this super house is sure to be of interest to the first time buyer/young family.

Energy Rating B. Council Tax D.

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

