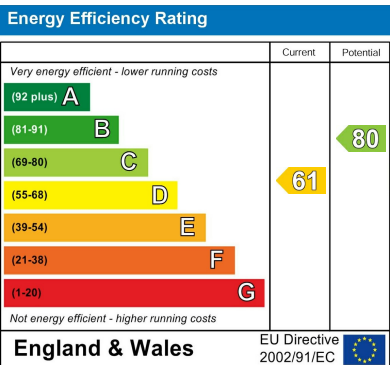


- Detached House
- Conservatory
- Modern Kitchen & Bathroom
- Electric Car Charging Point
- Garage
- Excellent Order Throughout
- Three/Four Bedrooms
- Double Glazing & Gas C/h
- Ample Off-Street Parking
- Splendid Gardens



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



1 Stockwell Avenue, Mangotsfield, Bristol, BS16 9DR
Guide Price £490,000



Entrance Vestibule 5'10 x 6

Hallway 14'4 x 6

Lounge/Diner 26'7 x 13'11

Kitchen/Breakfast Room 18'7 x 7'11

Home Office/Bedroom 7'11 x 9'5

Conservatory 9'1 x 8'6

Landing 10 x 8

Bedroom One 14'11 x 10'2

Bedroom Two 12 x 9'4

Bedroom Three 8'8 x 8'2

Bathroom 5'7 x 8'1

Outside

Ample Off-Street Parking

Garage

Enclosed Garden

GUIDE PRICE BETWEEN £490,000 TO £500,000

We are thrilled to be able to offer for sale this outstanding 1960's built detached house. The property is set in a large plot offering ample off-street parking, garage and a splendid fully enclosed mature garden. The house is in excellent order throughout and comprises entrance vestibule, hallway, spacious lounge/diner, kitchen/breakfast room, home office/bedroom, conservatory to the ground floor with three generous bedrooms (bedroom one and two with fitted wardrobes) and a lovely family bathroom with jacuzzi bath, on the first floor. Other benefits include electric car charging point, gas central heating, and uPVC double glazing. Situated on this popular road close to the local amenities of Mangotsfield, Downend & Emersons Green, whilst offering excellent transport links to the Avon ring road, motorway networks and Bristol to Bath Cycle path. In our opinion this property would ideally suit the growing family and we fully recommend an early viewing. Council Tax Band D. Energy Rating D.

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

