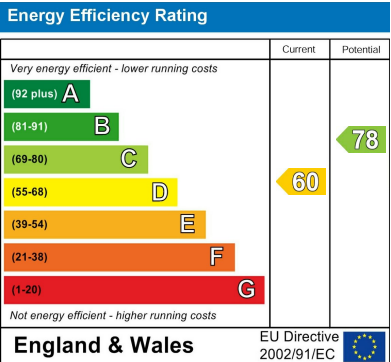


- Stunning Detached Cottage
- Magnificent Extension
- Double Glazed
- Popular Road
- Landscaped Garden
- Three Bedrooms
- Totally Refurbished
- Gas Central Heating
- Close to Amenities
- Off-Street Parking



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



22 Northcote Road, Mangotsfield, Bristol, BS16 9HF
£500,000



Hallway 3'1" x 16'4"

Bedroom 11'8" x 12'4"

Inner Hall 3'3" x 12'4"

Utility Room 10'4" x 8'5"

Shower Room 11'5" x 3'4"

Kitchen/Dining/ Sitting Room 15'5" x 26'1"

Landing 6'8" x 6'6"

Bedroom One 15'3" x 12'1"

Bedroom Two 8'5" x 12'3"

Bathroom 6'3" x 8'10"

Outside

Off-Street Parking

Large Landscaped Gardens

We are delighted to offer for sale this truly outstanding extended three bedroom detached cottage with large landscaped garden and off-street parking.

The property has been vastly improved and completely renovated in recent years to an extremely high standard, offering lots of charm and character.

The accommodation comprises spacious hallway, bedroom, utility room, shower room, inner hallway, magnificent open plan fitted kitchen/dining/sitting room on the ground floor with two bedrooms and bathroom to the first floor.

The gardens are beautifully landscaped with a summerhouse. and there is off-street parking to the front of the property.

Situated on this popular road over looking open green. The cottage has great access to the ring road and motorway network, and is close to the amenities of Downend, Mangotsfield, Emersons Green and Staple Hill. There good schools and a bus service nearby.

Only after an internal inspection can you appreciate the quality of this home.

Council Tax C. Energy Rating D.

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

