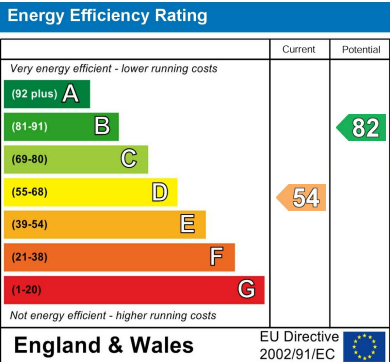


- Three Bedrooms
- Double Glazing
- Enclosed Garden
- Popular Road
- Bus Routes Close by
- Conservatory
- Gas Central Heating
- Off-Street Parking
- Walking Distance to Shops
- Perfect Family Home



#### 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



**9 Croomes Hill, Downend, Bristol, BS16 5EQ**  
**£428,000**



Hallway 16'4" x 6'1"

Living Room 12'7" x 12'2"

Dining Room 12'1" x 10'11"

Conservatory 12'0" x 8'9"

Kitchen 14'3" x 7'1"

Landing 8'1" x 4'7"

Bedroom One 12'1" x 9'10"

Bedroom Two 12'7" x 8'7"

Bedroom Three 7'8" x 7'7"

Bathroom 8'2" x 5'11"

Outside

Off-street Parking

Enclosed Garden

Situated on this popular road close to the amenities of Downend, Staple Hill and Fishponds, is this fine three bedroom semi-detached house, off street parking and enclosed garden.

The property benefits from uPVC double glazing and gas central heating.

The accommodation comprises; hallway, living room, dining room, conservatory and kitchen to ground floor with three bedrooms and family bathroom to the first floor.

Local shops, schools and bus routes are within walking distance and the property is just a short commute away from the ring road and motorway network.

Council Tax Band D. Energy Rating E.

\*Please interact with our market leading virtual Tour\*

