

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003

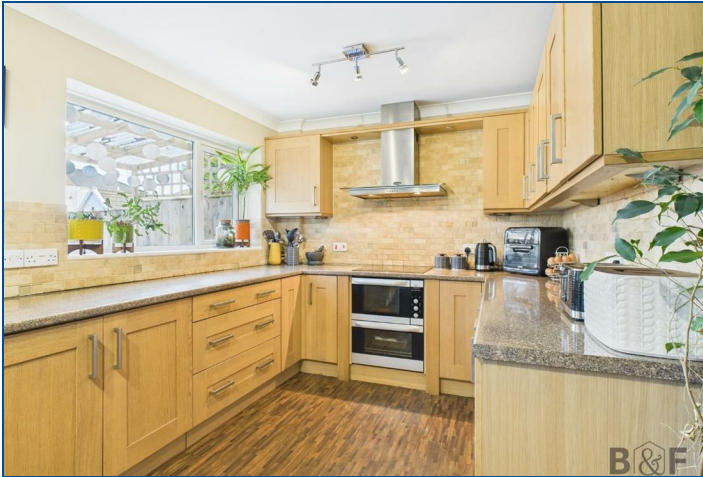
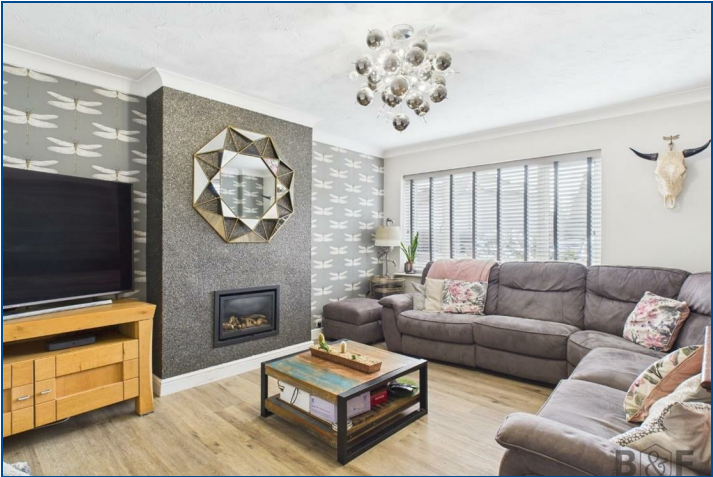
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

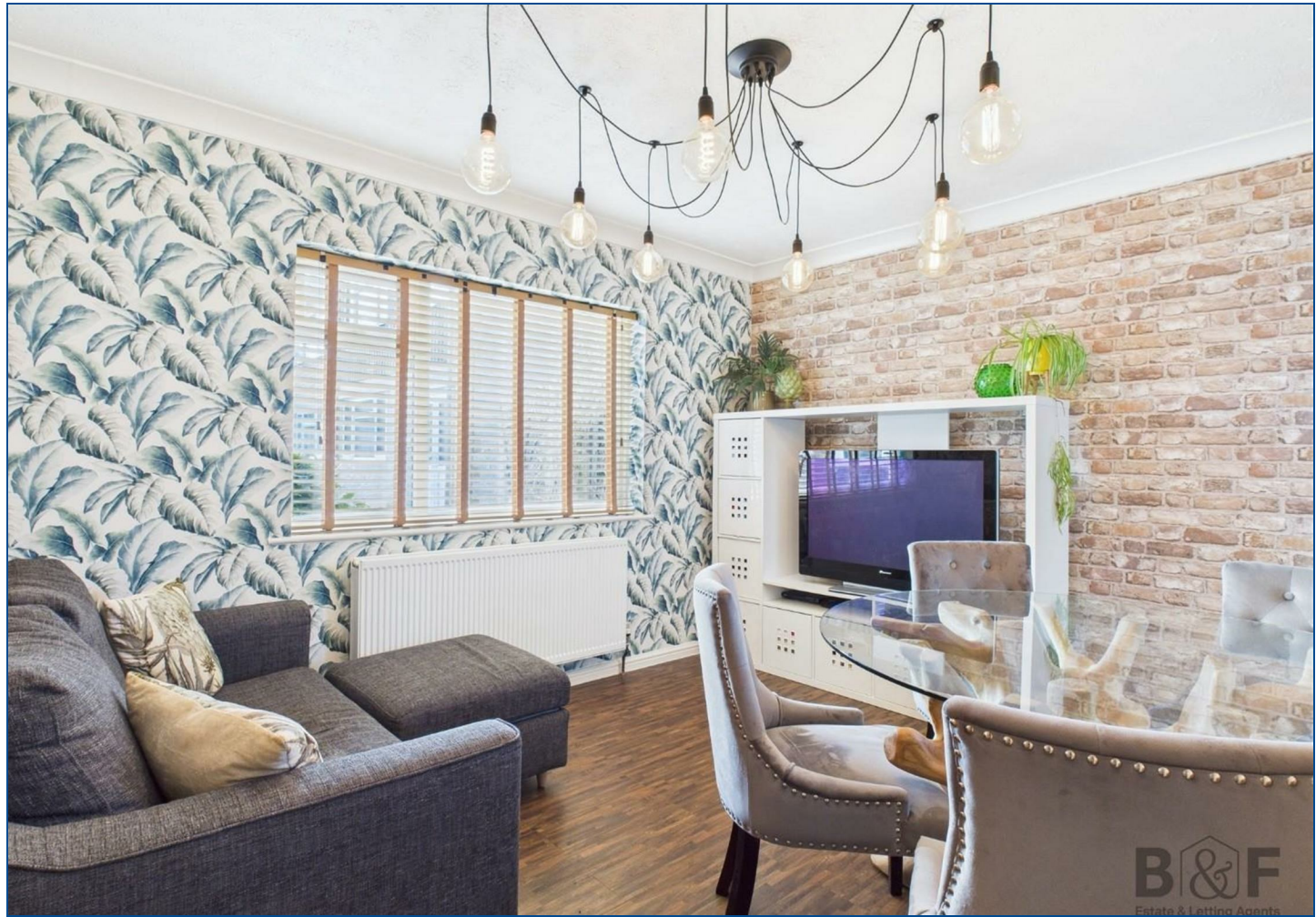
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

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141 High Street, Staple Hill, Bristol, BS16 5HQ



11 Blackhorse Place, Mangotsfield, Bristol, BS16 9AU
Fixed Asking Price £375,000



- Hallway
- Lounge
- Kitchen Breakfast Room
- Dining Room/Bedroom Four
- Utility Room
- Shower Room
- Conservatory
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Garage

OFFERED FOR SALE WITH NO CHAIN. Situated in a small cul-de-sac, just off Blackhorse Road is this extended corner plot family home, ideal for a growing family. Close to local amenities of Mangotsfield Village, the accommodation comprises, hallway, lounge, kitchen, breakfast room, dining room with the flexibility of being purposed as a 4th bedroom, shower room, utility room and conservatory. Upstairs are three bedrooms and bathroom. outside are ample gardens to the front and rear and garage accessed from the rear. With upvc double glazing and gas central heating, viewing is highly recommended. Council Tax Band B, Energy Rating C.

