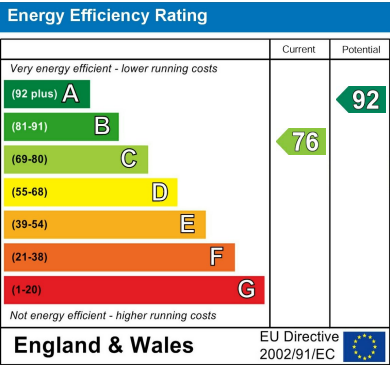


- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Enclosed Garden
- Idea First-Time Buyer House
- Two Bathrooms
- Double Glazing
- Lounge Area
- Off-Street Parking
- No Chain



MONEY LAUNDERING REGULATIONS 2003

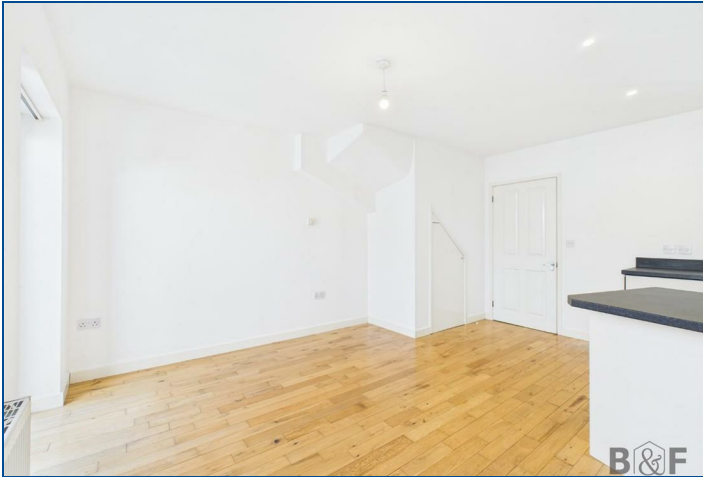
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



25b Seymour Road, Staple Hill, Bristol, BS16 4TF
£269,950



Hallway 3'9 x 5'8
 Cloakroom 3 x 7'3
 Lounge/Kitchen 15'5 x 14'11
 Landing 9'9 x 3'1
 Bedroom One 9'5 x 12'5
 En-suite 4'9 x 5'10
 Bedroom Two 10'5" x 6'1"
 Bathroom 7'4 x 5'10
 Outside
 Off Street-Parking
 Enclosed Garden

Offered with no chain, is this modern two bedroom, two bathroom mid-terrace house with enclosed courtyard garden and off-street parking.

The house is situated just off Broad Street, set in the heart of Staple Hill, close to a wide range of local amenities, Page Park, bus routes and schools.

The property comprises hallway, cloakroom, open plan lounge/fitted kitchen to the ground floor with, two bedrooms (master with ensuite) and bathroom to the first floor.

Other benefits include uPVC double glazing and gas central heating.

In our opinion this home is sure to appeal to the first-time-buyer/Investor.

Energy Rating C. Council Tax B.

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

