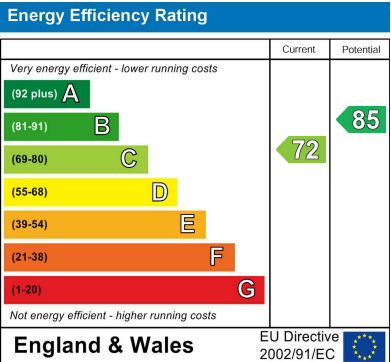


- No Onward Chain
- Fully Enclosed Garden
- Garage
- Three Bedrooms
- Off Street Parking
- Gas C/d and D/g



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



46 Beaufort Road, Downend, Bristol, BS16 6UG
£300,000



Hallway 6'0" x 8'10"

Kitchen 6'11" x 16'5"

Living/Dining Room 13'8" x 18'5"

Landing 9'5" x 2'9"

Bedroom One 10'2" x 12'5"

Bedroom Two 10'5" x 9'8"

Bedroom Three 7'3" x 8'5"

Bathroom 6'10" x 5'9"

WC 4'9" x 2'7"

Fully Enclosed Garden

Garage

Offered with no onward chain, is this three bed terraced house with private drive, offering off street parking. The property is perfectly liveable, but does require some modernisation, allowing prospective buyers to add their own decorative stamp to this home. The accommodation comprises hallway, lounge/dining room, and kitchen with breakfast bar to the ground floor. Upstairs there is three bedrooms, bathroom and separate WC. Outside to the rear of the property there is a large enclosed garden with rear access and garage. The property is situated on this popular road, walking distance from leap Valley Surgery, local shops, schools, and many other amenities this property is sure to be popular with first time buyers or young families, so an early appointment is thoroughly recommended. Council Tax Band B. Energy Rating C.

PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR

