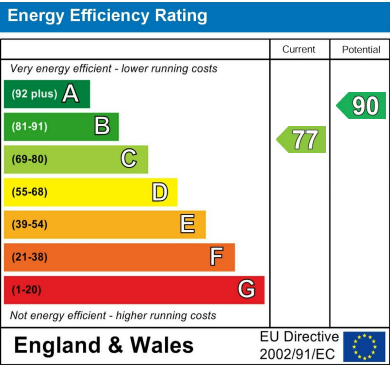


- End Of Terrace
- Two Double Bedrooms
- D/G & Gas C/h
- Kitchen/Diner
- Cloakroom
- Energy Rating TBC



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



62a Leicester Square, Soundwell, Bristol, BS16 4PD
Asking Price £310,000



Entrance Hall 4'1" x 7'3"

Lounge 9'8" x 13'6"

Kitchen/Diner 9'2" x 13'7"

WC 4'2" x 5'10"

Bedroom One 9'8" x 11'6"

Bedroom Two 8'0" x 9'8"

Bathroom 6'3" x 5'6"

Landing 4'0" x 4'11"

Terrace 24'9" x 16'10"

Garden

Brunt & Fussell are pleased to offer for sale this modern end terrace house built in 2010, situated on a quiet back road, yet only a short walk away from a wide range of local amenities, making it a highly sought-after location. This deceptively spacious home comprises lounge, kitchen/diner, and downstairs WC. Upstairs, there is a bathroom and two bedrooms, both featuring fitted wardrobes. The property also benefits from double glazing and gas central heating. One of the standout features of the property is the charming garden, accessed via French doors from the kitchen/diner, which is perfect for entertaining guests. To the side, there is an additional garden that offers potential for extension (subject to obtaining planning permission). An early internal viewing is recommended to avoid missing out. Council Tax B. Energy Rating TBC.

PLEASE INTERACT WITH THEIR MARKET LEADING VIRTUAL TOUR

