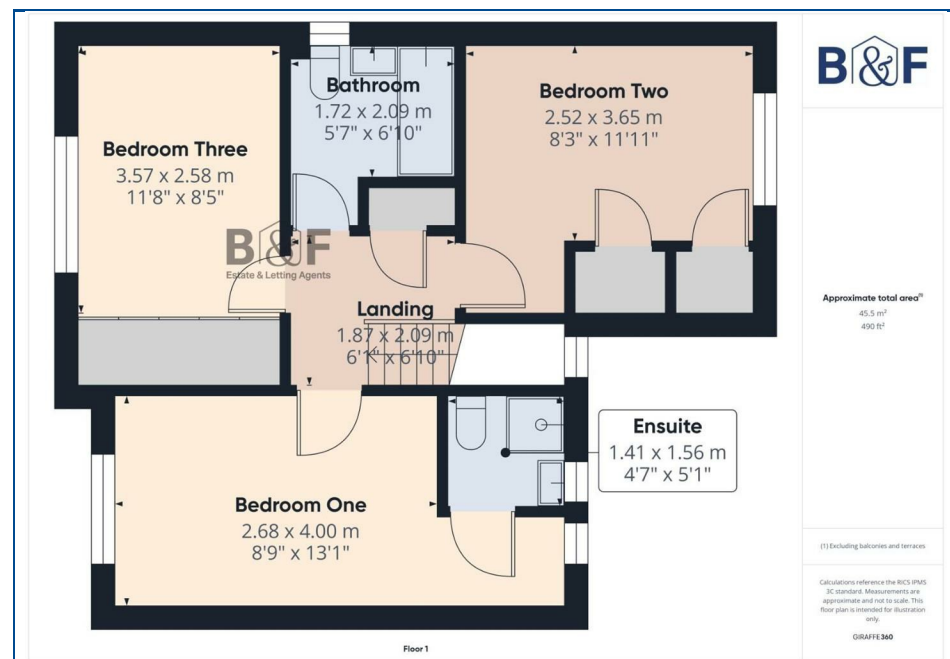
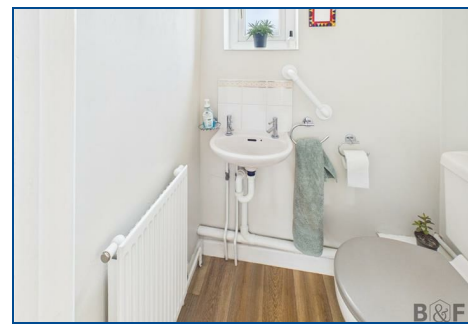


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Splendid Order
- Wet Room
- Bathroom
- Solar Panels 4.5 KW system and 6KW battery
- South Facing Garden
- Three/Four Bedrooms
- Cloakroom
- Ensuite
- Gas Central Heating
- Popular Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

4 West Park Road, Downend, Bristol, BS16 5SQ
£445,000



- Hallway
- Cloakroom
- Living Room
- Dining Room/Bedroom
- Wet Room
- Kitchen
- Landing
- Bedroom One
- Ensuite
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Off Street Parking
- South Facing Rear Garden

Offered with no chain, is this splendid three/four bedroom semi-detached house with enclosed south facing garden, and off-street parking.

The property is in excellent order throughout and benefits from gas central heating, solar panels and uPVC double glazing. The accommodation comprises hallway, cloakroom, living room, dining room/bedroom four, wet room, and kitchen on the ground floor with three double bedrooms, (master bedroom has ensuite) bedroom two and three have fitted wardrobes and family bathroom to the first floor.

Outside there is off street parking for two cars and a lovely mature rear garden with pedestrian access.

Situated on this popular road close to Page Park and the amenities of both Downend and Staple Hill.

There is good access to the motorway network and Bristol to Bath Cycle path. In our opinion this property is sure to be of interest to the growing family or someone that has a dependant relative that lives with them. We fully recommend an early inspection.

Council Tax Band D. Energy Rating C.

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

