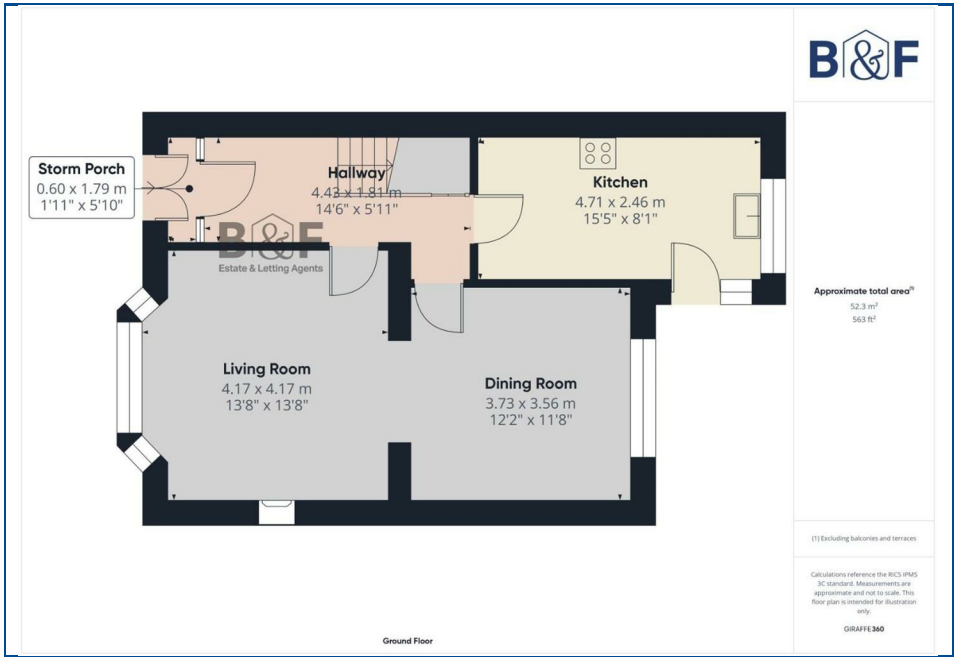
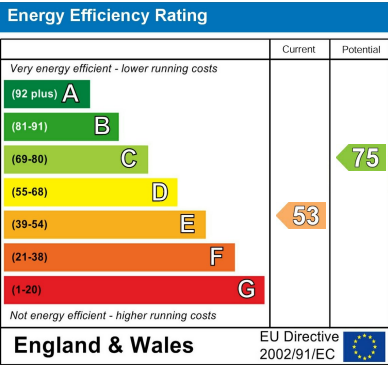




- Detached House
- Double Glazing
- Three Bedrooms
- Fitted Kitchen
- Garage and Parking
- No Onward Chain
- Gas Central Heating
- Two Reception rooms
- Family Bathroom
- Close to High Street

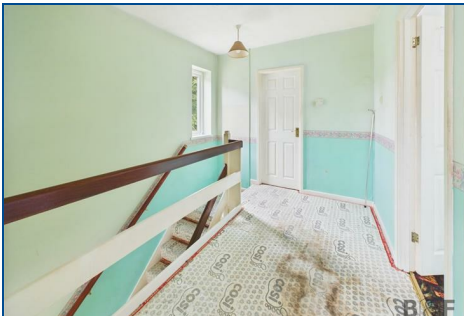
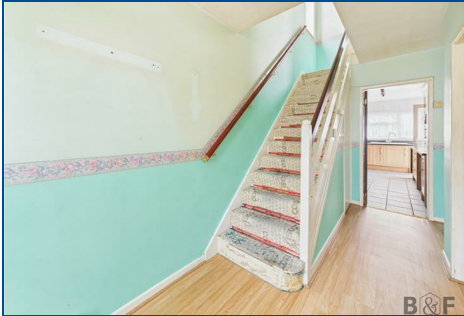
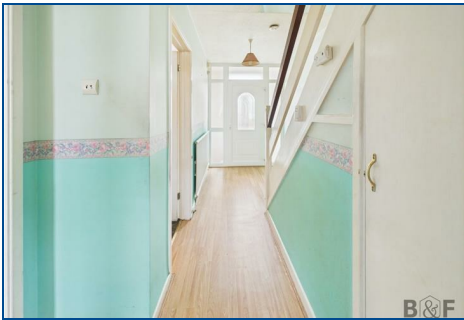


MONEY LAUNDERING REGULATIONS 2003

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.

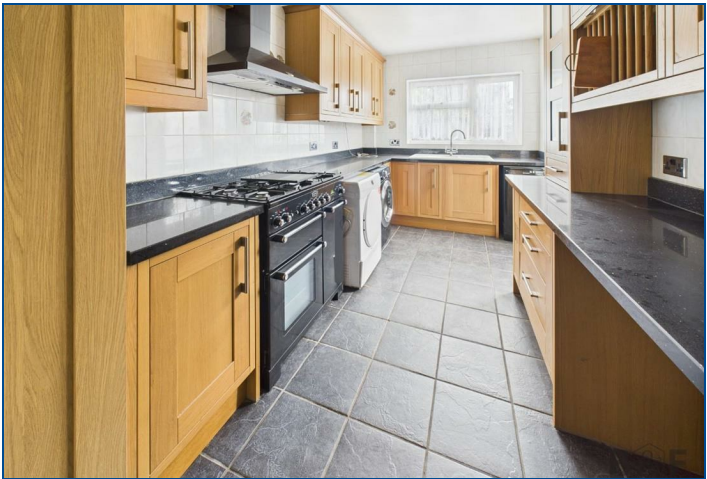
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



1 Kendall Road, Staple Hill, Bristol, BS16 4NB
£350,000



Storm Porch 1'11 x 5'10

Hallway 14'6 x 5'11

Living Room 13'8 x 13'8

Dining Room 12'2 x 11'8

Kitchen 15'5 x 8'1

Landing 10 x 5'5

Bedroom One 14'6 x 11'5

Bedroom Two 12'2 x 11'3

Bedroom Three 8'11 x 8'4

Family Bathroom 5'7 x 8'6

Outside

Enclosed Gardens

Garage

Off Street-Parking

Offered for sale with no onward chain, is this deceptively spacious three bedroom detached house with a fully enclosed garden, garage and off street parking.

The property has been well maintained, but does require redecoration, albeit the house benefits from a fitted kitchen with appliances, modern bathroom suite, gas central heating and uPVC double glazing.

The accommodation comprises storm porch, hallway, living room, dining room, fitted kitchen, three spacious bedrooms and family bathroom.

Situated in this popular cul-de-sac, in the heart of Staple Hill, only a short walk to High Street, bus routes, Staple Hill Junior and infant school. There is good access to the ring road and motorway network. Page Park and the Bristol to Bath cycle track are close by. This property is sure be of interest to the growing family.

We fully recommend and early viewing.

Council Tax Band D. Energy Rating E.

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

