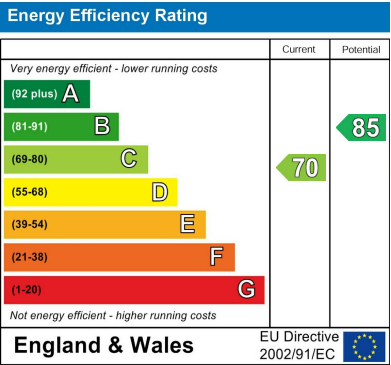


- Private Cul-De-Sac
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Downstairs WC
- Private Driveway, Garage & Powered Shed
- Linked Detached
- Spacious Lounge & Dining Room
- Conservatory
- Boarded loft with fitted ladder
- GCH & D/Glazing



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



2 Acacia Close, Staple Hill, Bristol, BS16 4NF  
£385,000





- Hallway 6'0" x 4'9"
- Cloakroom 6'1" x 3'2"
- Lounge 13'7" x 15'7"
- Dining Room 8'9" x 12'4"
- Kitchen 7'10" x 12'5"
- Conservatory 9'6" x 11'8"
- First Floor Landing 6'2" x 4'11"
- Bedroom One 9'1" x 13'5"
- Bedroom Two 9'6" x 12'4"
- Bedroom Three 7'8" x 10'3"
- Bathroom 7'2" x 5'6"
- Garage
- Gardens

This attractive three-bedroom linked detached home is tucked away in a peaceful cul-de-sac just off Acacia Road – a rarely available location with only three properties and no through traffic. The ground floor features a bright entrance hall, a generous WC, a spacious lounge and dining room. The modern fitted kitchen includes integrated Neff appliances and leads directly into a light-filled conservatory – perfect as an informal dining or family space. Upstairs offers three good-sized bedrooms and a family bathroom. The fully boarded loft, accessed via a fitted ladder, provides secure, easily accessible extra storage. Externally, the property includes a private driveway, attached garage and a mature front and rear garden, designed for low maintenance. The garden features established planting, a paved seating area, a powered shed/summer house and a small ornamental fish pond – a peaceful feature that could be retained or easily adapted. There is also gated side access to the rear, providing convenient entry for bins, bicycles or tools. The property is double-glazed and gas centrally heated. Location & Amenities Well-positioned for families, the property is within walking distance of local shops, parks, and highly regarded schools. Excellent public transport links include frequent buses, nearby train stations, and quick access to major road routes – ideal for commuting or travelling further afield. Potential for Investors or Expansion This home also presents potential for investors or buyers seeking to add value. With its generous footprint, garden space and attached garage, there is scope (subject to planning) for a rear extension, reconfiguration for rental or HMO use, or even a separate dwelling or studio in place of the powered shed/summer house. Ideal For Families seeking a spacious, well-connected home in a quiet Bristol setting with excellent schools – or buyers and investors looking for long-term potential in a growing area. Energy Rating C, Council Tax Band D.

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

