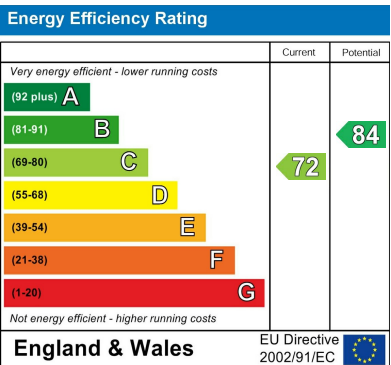


- No Onward Chain
- Period Cottage
- Off Street parking
- Two Double Bedrooms
- Garden to the Front & Rear
- Popular Location



#### MONEY LAUNDERING REGULATIONS 2003

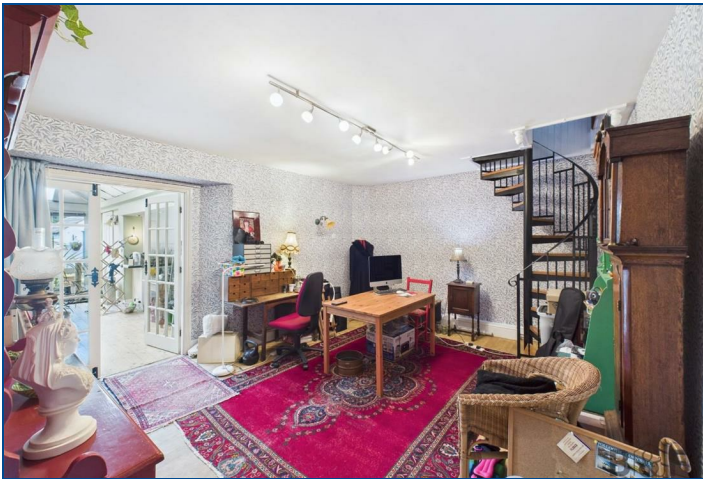
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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



16 Kendall Road, Staple Hill, Bristol, BS16 4NB  
£330,000





Entrance hallway 3'9" x 4'5"

Lounge 11'10" x 15'7"

Dining Room 12'4" x 17'0"

Kitchen 11'7" x 15'6"

Bathroom 6'1" x 8'0"

Bedroom One 12'3" x 11'3"

Bedroom Two 12'5" x 9'11"

Shower room 7'7" x 7'1"

Front Garden

Rear Garden

Outbuilding

Off Street Parking

Offered for sale with no onward chain is this delightful period terraced cottage, quietly tucked away on a sought-after cul-de-sac in the heart of Staple Hill. The property offers two well-proportioned bedrooms, an upstairs shower room, and a ground floor family bathroom. The ground floor also comprises a welcoming living room, a generous dining area, and a spacious kitchen that opens onto a large private rear garden, complete with a useful outbuilding. To the front, the property boasts a mature garden and private off-street parking. Ideally situated just a short stroll from Staple Hill High Street and the much-loved Page Park, this delightful home offers convenient access to a variety of local shops, cafés, green spaces, and excellent public transport connections to Bristol city centre. The popular Bristol and Bath Railway Path is also just moments away. Council Tax Band- C. Energy Rating- C.

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

