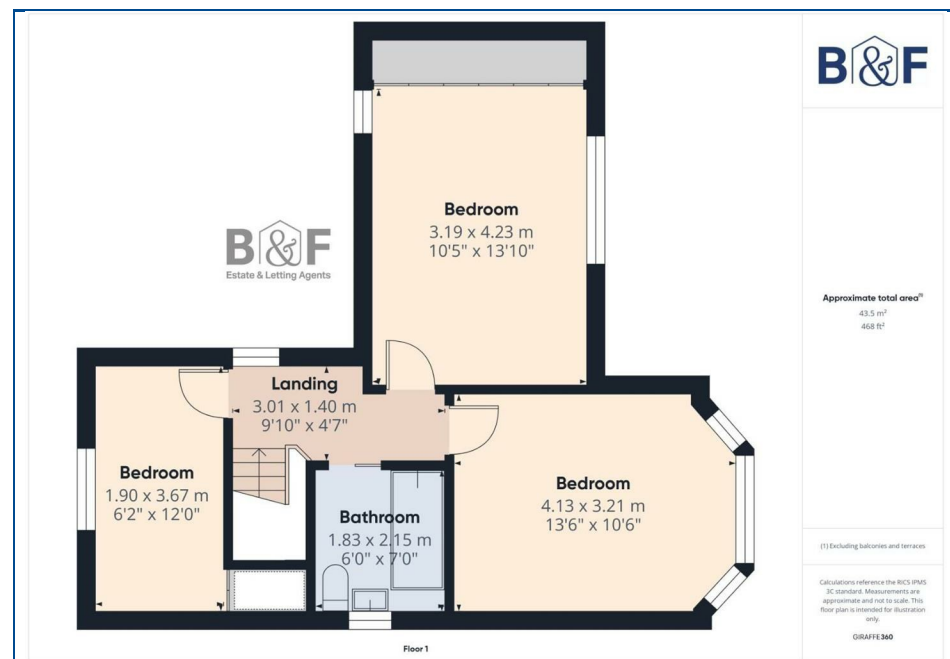
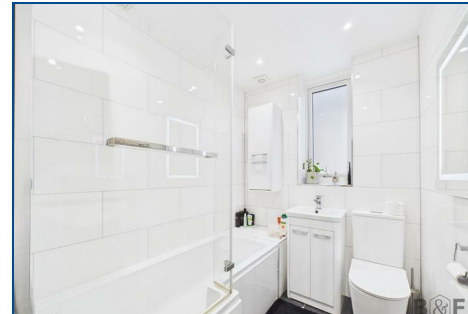
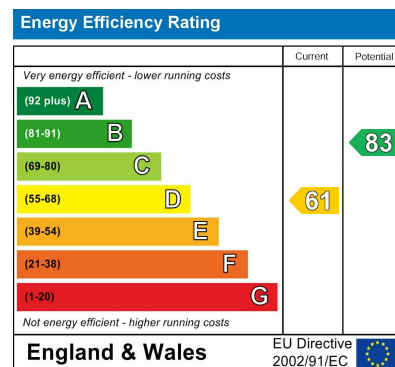


Brunt & Fussell

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



- Semi Detached House
- Downstairs WC
- Low Maintenance Garden
- Four Bedrooms
- Off Street Parking
- Sought-after Location

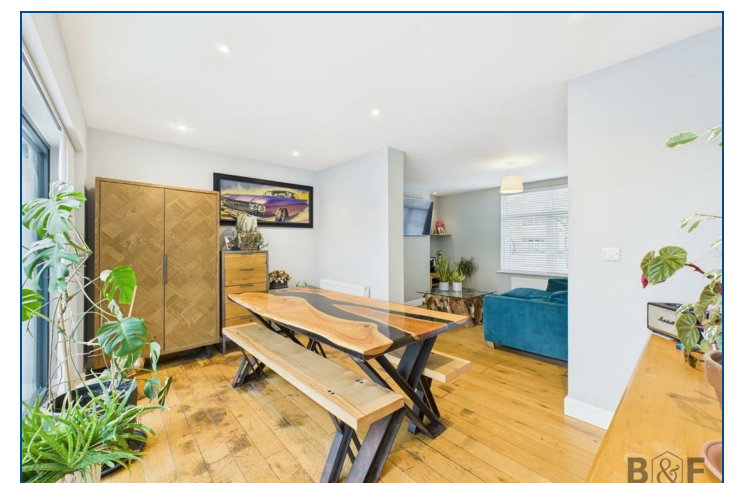


MONEY LAUNDERING REGULATIONS 2003

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.



25 Seymour Road, Staple Hill, Bristol, BS16 4TF
£410,000



Hallway 9'11" x 8'8"

Lounge 10'4" x 16'2"

Dining Room 8'6" x 14'3"

Kitchen 13'8" x 11'10"

WC 5'10" x 2'5"

Bedroom Four 13'1" x 10'6"

Landing 9'10" x 4'7"

Bedroom One 10'5" x 13'10"

Bedroom Two 13'6" x 10'6"

Bedroom Three 6'2" x 12'0"

Family Bathroom 6'0" x 7'0"

Garden

Off Street Parking

Offered for sale is this well-presented three/four-bedroom semi-detached home that offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor boasts a bright and spacious open-plan living and dining area, a well-appointed kitchen, downstairs WC, and a fourth bedroom, ideal for guests, a home office, or additional living space. Upstairs, you'll find three bedrooms and a contemporary family bathroom. Outside, the property features a low-maintenance rear garden, along with off-street parking for up to three vehicles. Conveniently located just a short walk from Staple Hill High Street, Page Park, and the Bristol to Bath Cycle Path, this home is ideally positioned close to local schools, shops, and excellent transport links into central Bristol and surrounding areas, making it a sought after area for families and professionals alike. Council Tax Band C. Energy Rating D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

