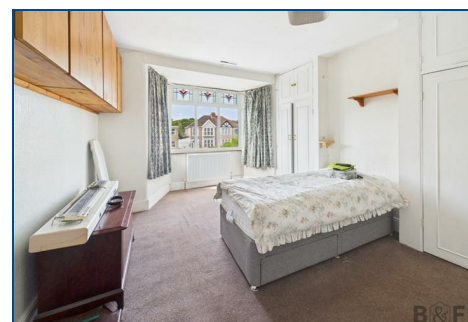
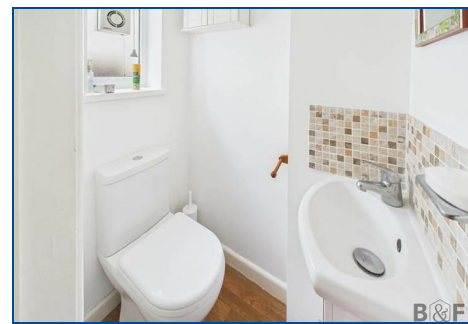
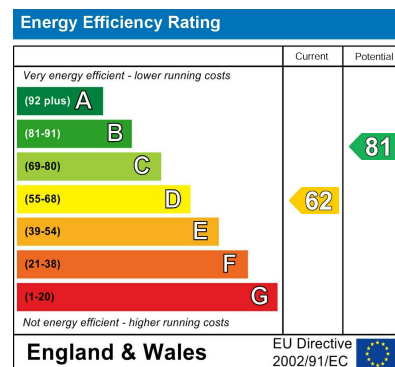


Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ



- Sought After Road
- Large Mature Garden
- Requiring Some Updating
- Ample Off-Street Parking
- Tandem Double Garage
- Double Glazed
- Gas Central Heating
- Perfect Family Home
- Walking Distance To Downend
- No Onward Chain



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.



42 Cleeve Hill, Downend, Bristol, BS16 6HL
£575,000



Storm Porch 6'7 x 2'8

Hallway 6'3 x 13'4

Living Room 12'3 x 11'10

Living/Dining Room 11'5 x 14

Utility Room

Cloakroom

Kitchen/Diner 17'11 x 9'3

Landing 3'6 x 7'11

Bedroom One 10'3 x 15'3

Bedroom Two 12'4 x 11'8

Bedroom Three 6'4 x 7'8

Shower Room 6'3 x 7'9

Outside

Ample Off Street parking

Double Tandem Garage

Large Mature Garden

OFFERED WITH NO ONWARD CHAIN. Nestled in the desirable area of Cleeve Hill, this charming extended semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, and showroom to first floor and two inviting reception rooms, kitchen/diner, utility room, and cloakroom on the ground floor level. This property offers ample space for comfortable living.

The house, is set on a sought-after road just a stone's throw from Downend, making it an ideal location for families and professionals alike. There is approximately 300 ft (91m) mature garden, which lends it self for potential granny annex (subject to planning permission). Additionally, the property features ample parking for up to eight vehicles, along with a tandem-length double garage, ensuring convenience for residents and guests.

While the home requires some updating, it offers deceptively spacious accommodation. Its location offers excellent access to the motorway, and is well-served by local schools and bus routes. For those who enjoy cycling, the nearby Bristol to Bath cycle path adds to the appeal of this fine property.

In summary, this semi-detached house in Cleeve Hill is a rare find, combining space, potential, and a prime location. It is an opportunity not to be missed for anyone looking to create their dream family home in a vibrant community.

Council Tax Band D. Energy Rating D.

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

