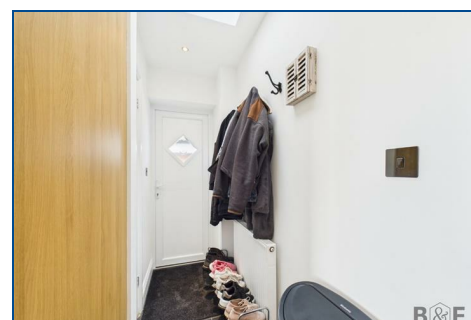
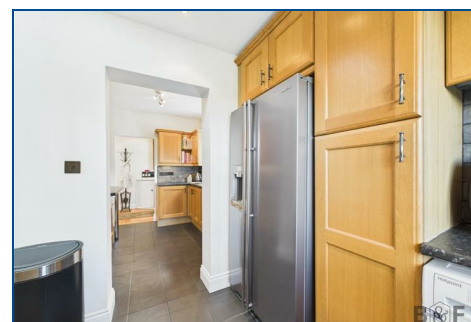
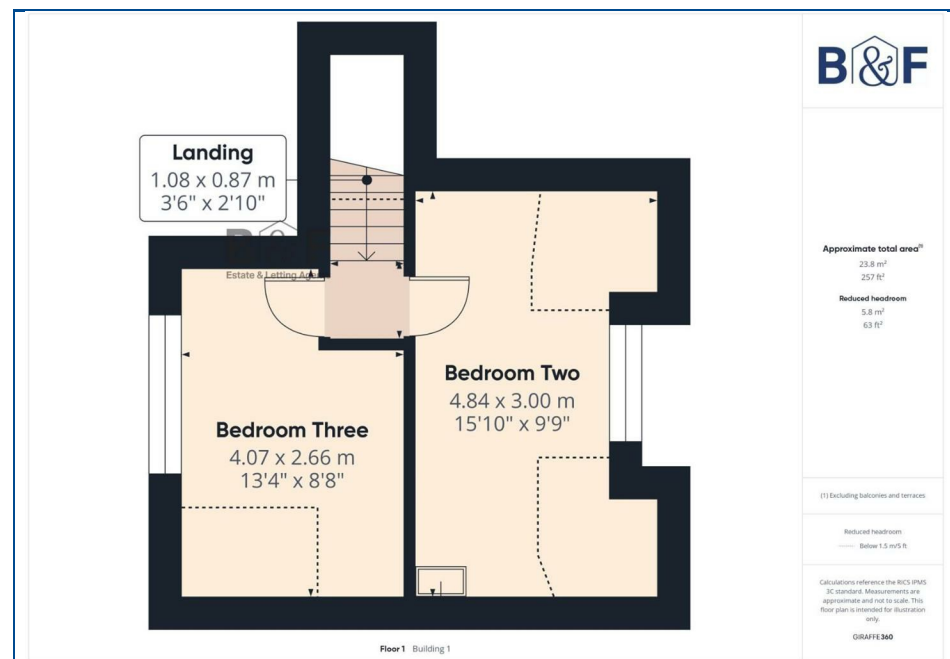


Brunt & Fussell

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



- Stunning Dormer Bungalow
- Home Office/Gym
- Close To Local Amenities
- Gas Central Heating
- Lovely Mature Garden
- Three Bedrooms
- Perfect Location
- Double Glazed
- Ample Parking
- Must Be seen

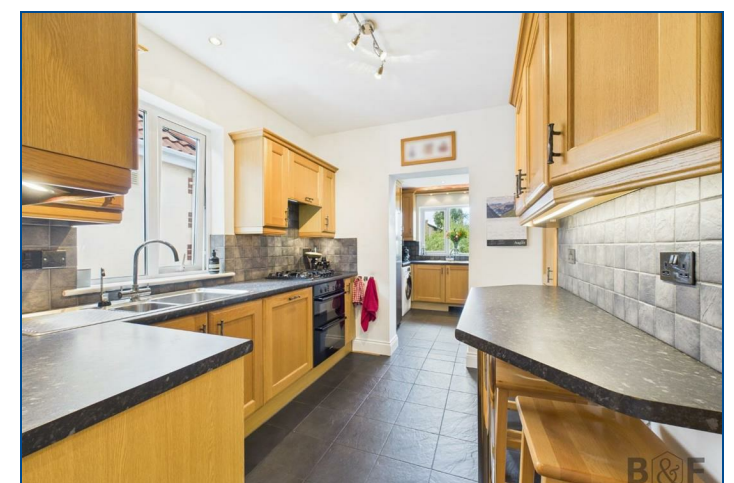
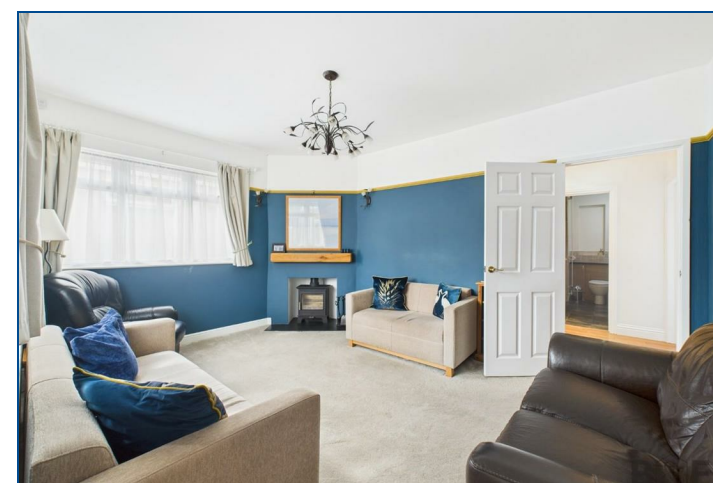
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



37 Gladstone Street, Staple Hill, Bristol, BS16 4RF
£435,000



Nestled on Gladstone Street in the charming area of Staple Hill, this splendid detached dormer bungalow offers a delightful blend of comfort and convenience. The property has been meticulously maintained and is presented in superb order throughout, making it an ideal choice for families or those seeking a peaceful retreat.

The bungalow boasts two inviting reception rooms, with three well-proportioned bedrooms, there is ample space for relaxation and rest. The property features a modern bathroom, ensuring that all your needs are met.

One of the standout features of this home is the lovely mature garden, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the garden includes a versatile office, workshop, or gym, offering the perfect solution for those who work from home or pursue hobbies.

Parking is a breeze with space for two vehicles, adding to the convenience of this delightful property. The location is particularly advantageous, as it is situated close to local schools, the picturesque Page Park, and the various amenities that Staple Hill has to offer.

In summary, this charming bungalow on Gladstone Street presents an excellent opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant community. With its spacious interiors, beautiful garden, and prime location, this property is not to be missed.

Energy Rating D. Council Tax D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

Hallway 11'5" x 5'10"

Living Room 14'11" x 10'9"

Library/ Study 7'1" x 4'8"

Kitchen 8'2" x 18'6"

Cloakroom 4'4" x 5'4"

Utility Room

Bedroom One 11'1" x 9'8"

Bathroom 6'7" x 9'7"

Dining Room 11'1" x 14'2"

Landing 3'6" x 2'10"

Bedroom Two 15'10" x 9'10"

Bedroom Three 13'4" x 8'8"

Outside

Terrace 12'1" x 11'10"

Cellar Area

Fully Enclosed Garden

Store Room 11'1" x 11'11"

Off Street Parking

Garden Office/Gym 8'0" x 11'10"

