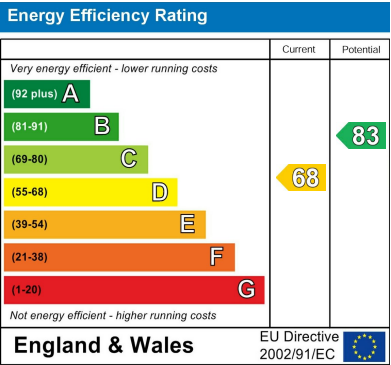


- Super Semi-Detached House
- Modernised in Last 5 Years
- Gas Central Heating
- Cloakroom
- South Facing Garden
- Fitted Kitchen
- UPVC Double Glazing
- Utility Room
- Three Bedroom
- Must Be Viewed



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



40 Lulworth Crescent, Downend, Bristol, BS16 6RZ
£440,000



- Covered Porch
- Hallway 5'11 x 11'11
- Sitting Room 11'9 x 11'7
- Kitchen/Dining/Family Room 27'6 x 11'11
- Utility Room 4'9 x 5'2
- Cloakroom 3'10 x 5'
- Landing
- Bedroom One 10'2 x 11'6
- Bedroom Two 10 x 11
- Bedroom Three 7'9 x 8'2
- Bathroom 7'9 x 5'9
- Outside
- Off-Street Parking
- Small Garage
- Mature Rear Garden

We are delighted to offer for sale this outstanding three bedroom semi-detached house with lovely generous south facing garden, small garage and off-street parking.

The house has been considerably updated in the last five years to include, rewire, plastering, uPVC double glazed windows, fitted kitchen, utility room, cloakroom, family bathroom, floor coverings and complete redecoration.

The accommodation comprises covered porch, hallway, lounge with wood burner, beautifully fitted kitchen/dining/family room on the ground floor with three bedrooms and family bathroom to the first floor.

The house is situated on this extremely popular road with good access to local amenities, and bus routes and schools.

The ring road access to the motorway is just a short commute and the Bristol to Bath Cycle path is close by.

In our opinion this lovely family home is going to highly desirable and we fully recommend a viewing.

Energy Rating D. Council Tax D.

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

