





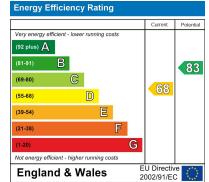






- Semi Detached
- Garage
- Low Maintenance Garden
- Triple Glazing

- Three Bedrooms
- Off Street Parking
- New Roof
- 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.

## **Brunt & Fussell**

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7 Westbourne Road, Downend, Bristol, BS16 6RS £415,000



Offered for sale is this well-kept three-bedroom semi-detached house, located in a highly sought-after neighbourhood. The property is well presented throughout and benefits from a new roof, installed as recently as March 2025, along with triple glazing throughout for added efficiency and comfort. Inside, the accommodation comprises: entrance porch, spacious lounge/dining room, large fitted kitchen, downstairs WC, three bedrooms, and a modern shower room. Externally, the property boasts a fully enclosed, low-maintenance rear garden, while to the front there is off-street parking for up to three cars as well as access to the garage. Set in a quiet residential area, the property further benefits from being close to top-rated schools, a range of local amenities, and excellent bus routes. This property would make an ideal home for a growing family seeking space, comfort, and convenience in a desirable location. Council Tax Band D. Energy Rating D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\*





Entrance Porch 5'1" x 3'7"

Lounge/ Dining Room 31'8" x 10'7"

Kitchen 17'9" x 10'11"

WC 2'8" x 4'9"

Landing 6'4" x 11'5"

Bedroom One 13'9" x 9'8"

Bedroom Two 10'5" x 11'6"

Bedroom Three 8'5" x 9'4"

Bathroom 5'7" x 8'10"

Garden

Garage 16'8" x 8'7"

**Off Street Parking** 

