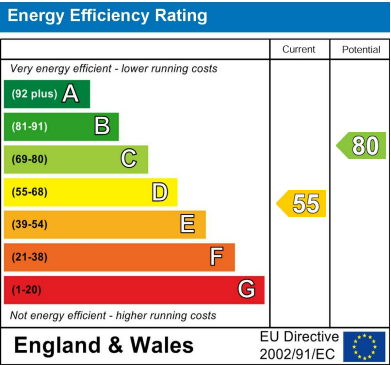




- No Onward Chain
- Versatile Property
- Reception Room
- Ground Floor Bathroom
- Large Detached Garage

- One of a Kind
- Four/Five Bedrooms
- Kitchen Diner
- Ample Parking area
- Lawned garden

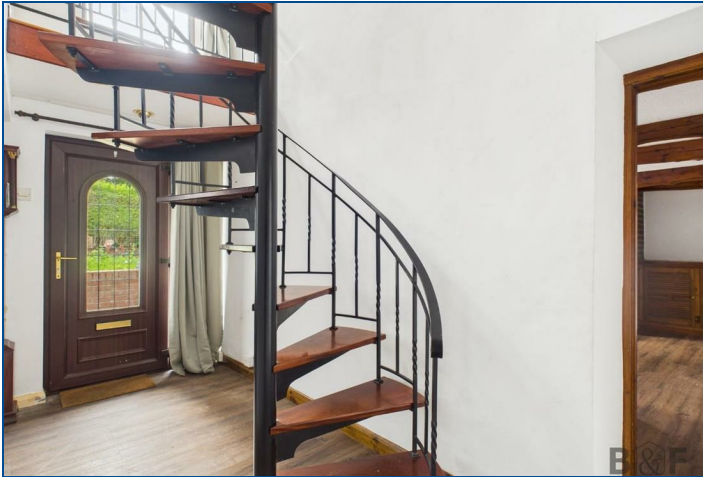


MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



125 Forest Road, Fishponds, Bristol, BS16 3ST
£460,000



- Hallway
- Lounge/Bedroom
- Reception
- Kitchen Diner
- Rear Hallway
- Bathroom
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Outside
- Garage

Offered with no onward chain is this truly unique home which is not only deceptively spacious but extremely versatile. This cottage is situated close to Lodge Causeway and the Bristol to Bath cycle path and boasts accommodation as follows. Open plan hallway with spiral staircase to first floor, lounge previously used as bedroom five, dining room, large kitchen which will allow for a large table and chairs, rear hallway and four piece bathroom. Upstairs are four bedrooms, master with roll top bath. Outside is a long driveway which leads to a garage with storage space, loft storage plus a studio and further two rooms with bathroom, each with separate door entrances. There is also a lawned garden to the side of the garage providing entertainment space for families. The property is gas centrally heated, double glazed and could suit large families or possible HMO. Council Tax Band D, Energy Rating D.

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

