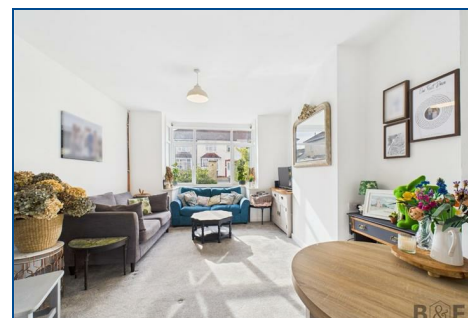
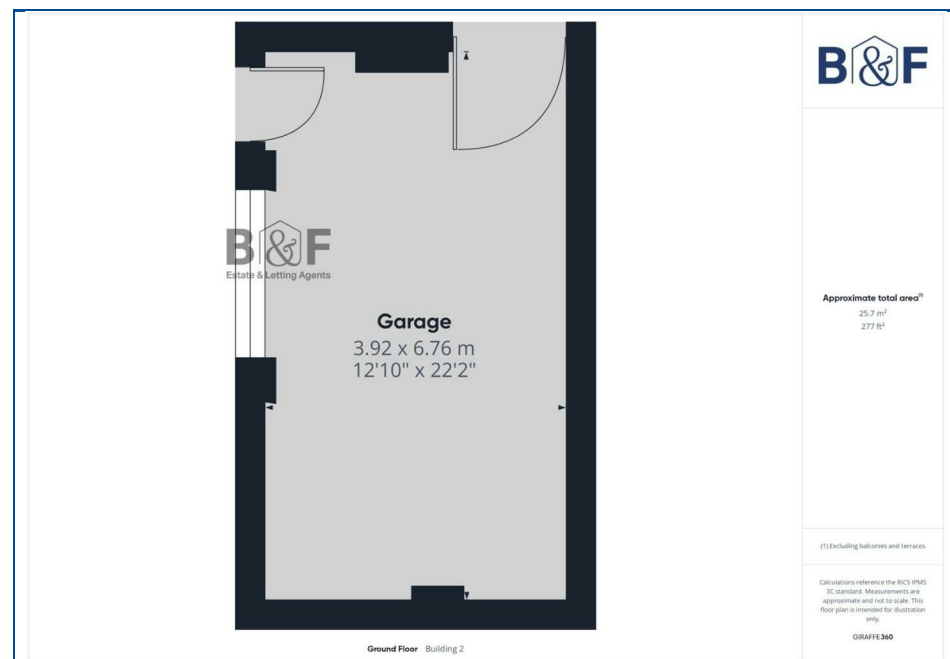
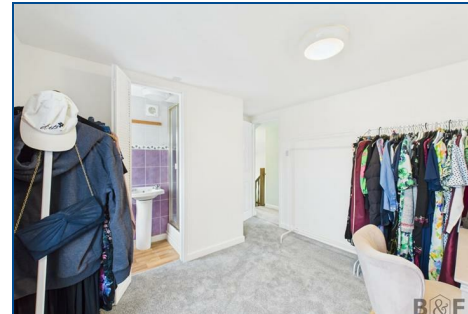
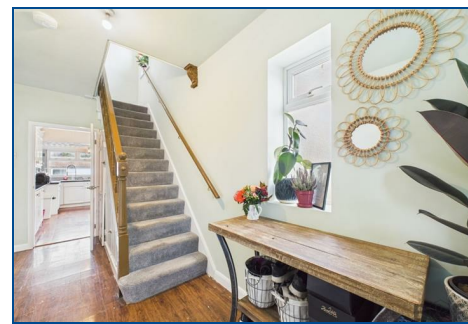
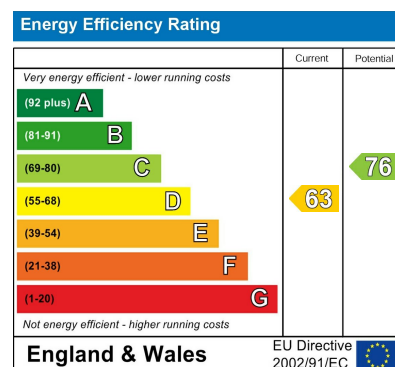


Brunt & Fussell

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



- End Terrace House
- 5 Bedrooms
- New Carpets throughout
- Rewired In 2022
- Popular Location
- Large Garage
- Low Maintenance Garden
- Recently Plastered throughout
- New flat roof on the extension in 2023
- Energy Rating D

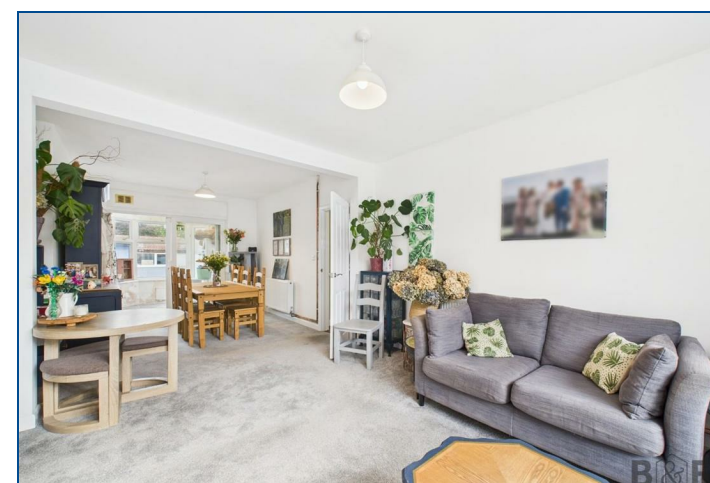


MONEY LAUNDERING REGULATIONS 2003

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.



19 Crossfield Road, Staple Hill, Bristol, BS16 4SJ
Offers In Excess Of £390,000



Offered for sale is this beautifully presented family home, with loft conversion, ideally located close to Tynings Primary School and the popular Bristol to Bath cycle path. The property has benefited from significant improvements in recent years, including a full rewire with new fuse box installed in 2022, a brand-new flat roof to the extension added in 2023, and recently plastered walls throughout.

Having also been recently redecorated and fitted with new carpets, this spacious home is ready to move straight into while still offering scope for a new owner to add their personal touch. The majority of the windows have also been updated.

The accommodation comprises a welcoming porch, entrance hallway, a generous lounge/diner, kitchen, and a bright conservatory. On the first floor there are three bedrooms and a family bathroom, with two additional bedrooms and a shower room on the second floor.

Externally, the property benefits from a low-maintenance garden and a particularly large garage to the rear, providing excellent potential for conversion into a home office, gym, or annexe (subject to planning permission).

An excellent opportunity to acquire a versatile family home in a sought-after location – call now to arrange your viewing. Energy Rating D. Council Tax Band B.

PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR

- Front garden
- Porch 1'8" x 8'10"
- Hallway 15'7" x 5'10"
- Lounge/ Diner 27'0" x 12'0"
- Kitchen 15'3" x 6'11"
- Conservatory 8'4" x 9'10"
- First Floor Landing 9'4" x 3'10"
- Bedroom One 11'10" x 9'11"
- Bedroom Two 12'0" x 10'3"
- Second Floor Landing 2'4" x 4'5"
- Bedroom Three 8'5" x 8'0"
- Bedroom Four 10'0" x 2'5"
- Ensuite 6'9" x 2'5"
- Bedroom Five 9'2" x 11'6"
- Low Maintenance Garden
- Large Garage 12'10" x 22'2"

