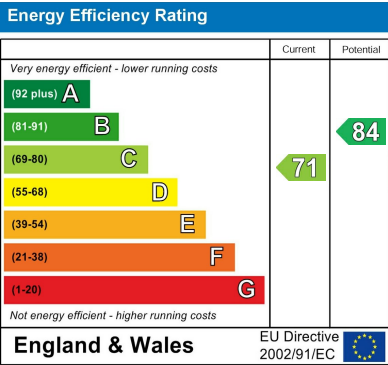




- Extended Three Bedroom Semi
- Fitted Kitchen
- Family Bathroom
- Double Glazed
- Over looking Cycle Track
- Excellent Condition Throughout
- Shower Room
- Two Reception Rooms
- Gas Central Heating
- Close to local shops

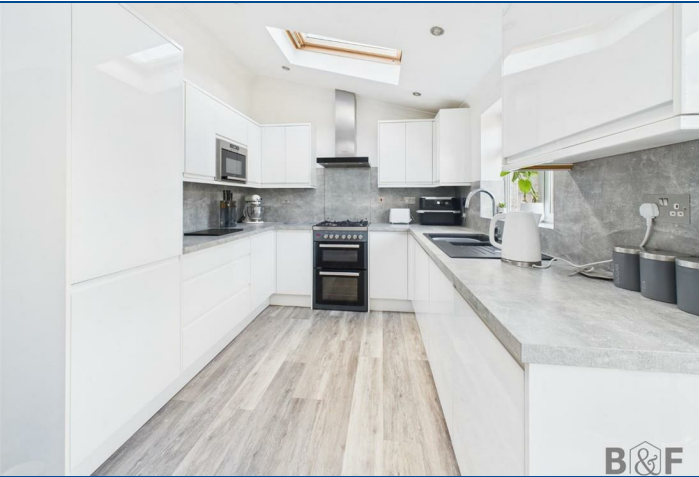
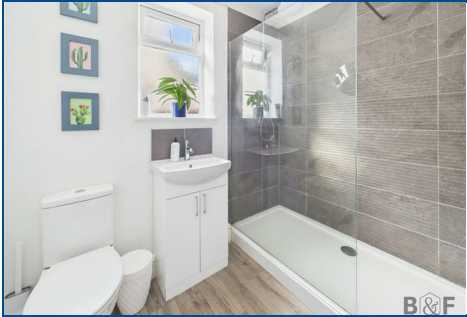


MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

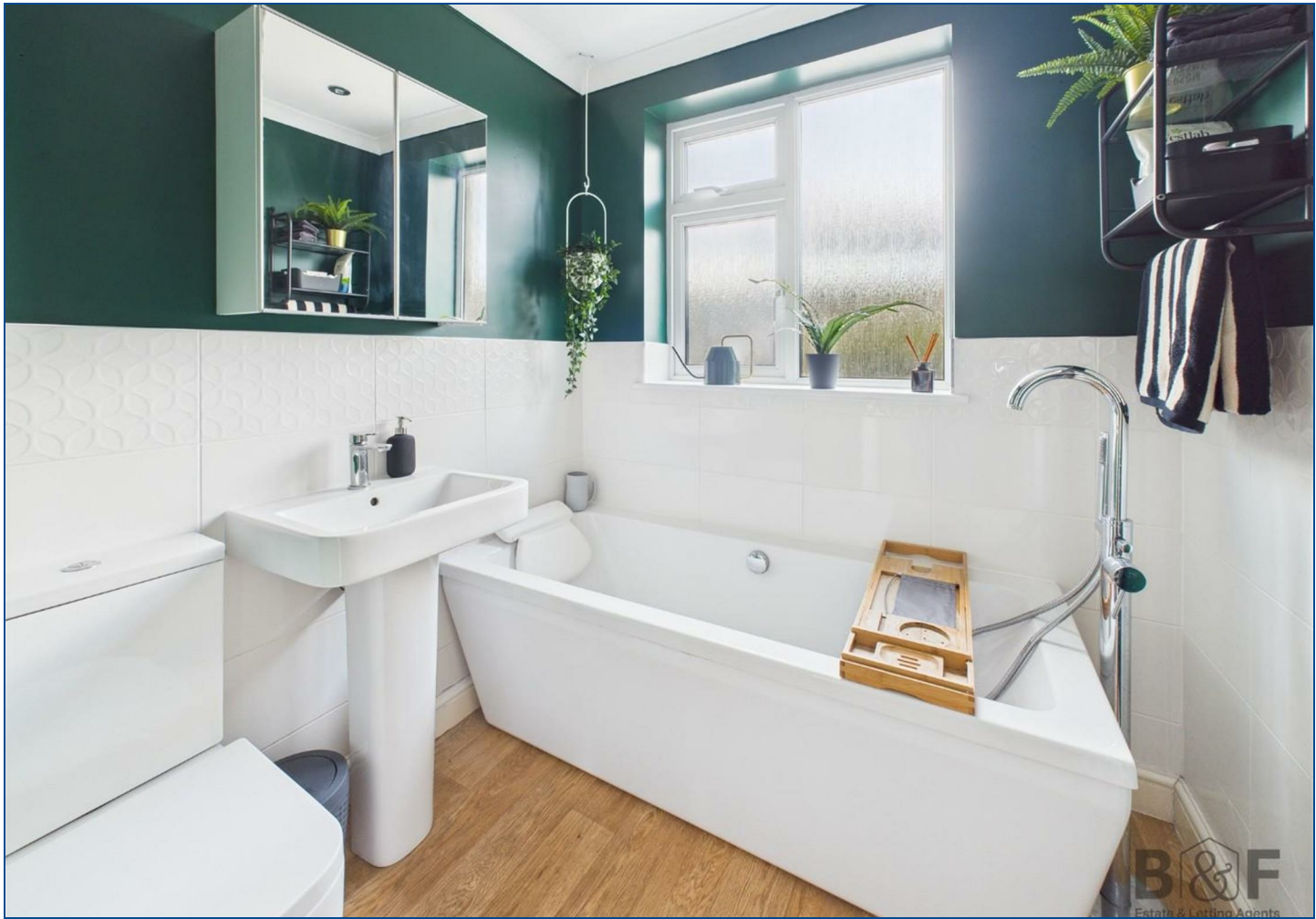
THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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



11a Signal Road, Staple Hill, Bristol, BS16 5PE  
£455,000



- Covered Porch
- Hallway
- Living Room
- Dining room
- Fitted Kitchen
- Shower Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Gardens to Front and Rear
- Garage
- Off-Street Parking

Positioned in the desirable area of Staple Hill, this charming semi-detached house on Signal Road offers a perfect blend of modern living and classic appeal. Built in the 1930's, the property has been fully modernised and extended, ensuring it meets the needs of families while retaining its character.

Boasting three well-proportioned bedrooms, this home provides ample space. The two reception rooms, fitted kitchen with French doors to garden. The property benefits from lovely ground floor shower room and family bathroom to the first floor.

The property is in excellent condition, ready for you to move in.

Other features of this home is its gas central heating and uPVC double glazing.

There pleasant gardens to front and rear with off-street parking and newly built garage.

The house overlooks the scenic Bristol to Bath cycle track, perfect for outdoor enthusiasts and those who enjoy leisurely strolls or bike rides. Additionally, it is conveniently located close to Page Park, providing a lovely green space for recreation. Families will appreciate the good access to local schools and the motorway.

we fully recommend an early internal viewing.

Council Tax C. Energy Rating C.

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

