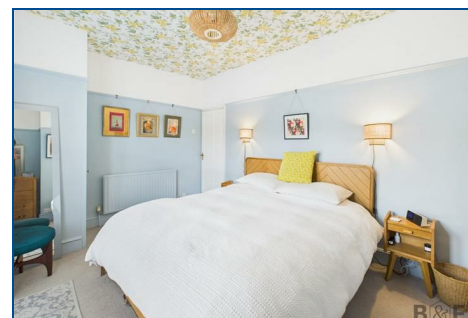
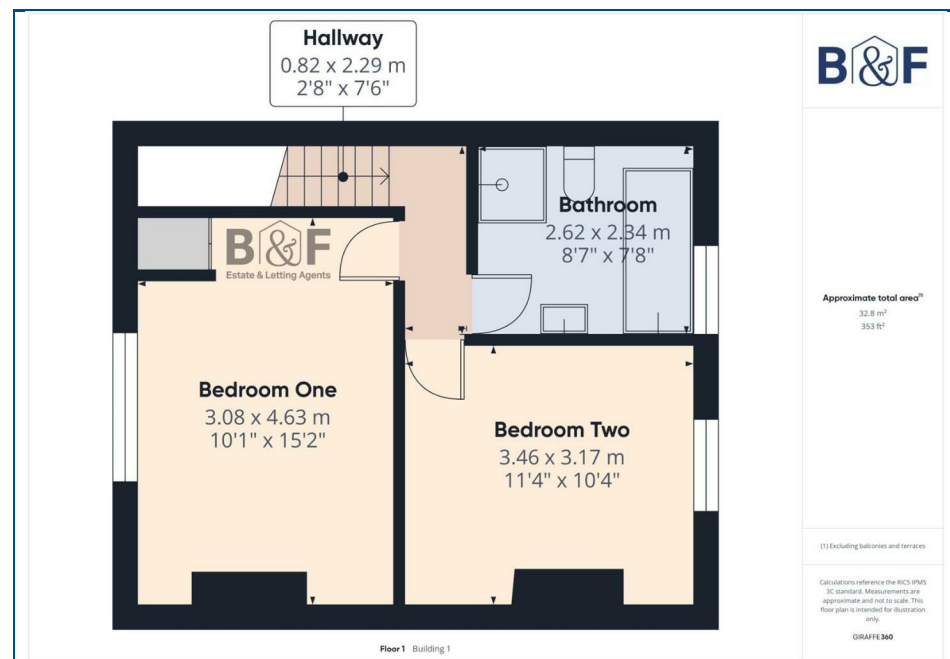
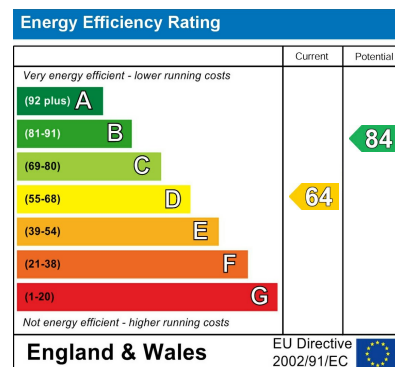


Brunt & Fussell

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



- Two Double Bedroom House
- Period Features
- Fitted Kitchen
- Free standing roll top bath and separate shower, lovely Bathroom Suite
- South Facing Rear Garden with Rear Access with Summerhouse
- Excellent Condition
- Stripped Floor Boards
- Bespoke Understairs Storage Cupboards
- uPVC Wood Effect box sashed windows to front uPVC Double Glazing
- Gas Central Heating

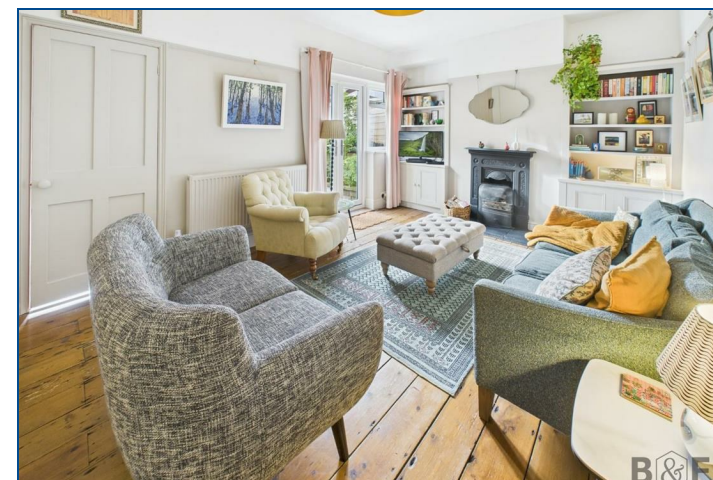


MONEY LAUNDERING REGULATIONS 2003

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.



23 Kensington Road, Staple Hill, Bristol, BS16 4LX
No Offers £335,000



- Hallway 10 x 5'7
- Dining Room 9'9 x 11'10
- Living Room 11'5 x 16'10
- Kitchen 7'11 x 8'9
- Landing 2'8 x 7'6
- Bedroom One 10'1 x 15'2
- Bedroom Two 11'4 x 10'4
- Bathroom 8'7 x 7'8
- Outside
- Small Wall Enclosed Front Garden
- Rear Enclosed Garden
- Potting Shed 5'10 x 5

We are delighted to offer for sale this stunning two-bedroom mid-terrace period house. The property is in excellent order throughout. Much attention has been given to bespoke built in storage and shelving. The property is full of character and charm, having stripped floorboards, picture rails and working open fireplace. The house has a lovely fitted kitchen and modern bathroom suite. The accommodation comprises hallway, dining room, lounge with uPVC French doors, fitted kitchen (integrated appliances including dish washer) on the ground floor, with two double bedrooms and bathroom on the first floor. Other benefits include uPVC double glazed boxed sash windows to the front and gas central heating. Outside there is a pleasant enclosed south west facing courtyard garden. This has raised flowerbeds and comes complete with potting shed - which has been used as a home office in the past. Situated on this popular cul-de-sac road in the heart of Staple Hill, only a short walk to the High St and its local amenities, bus routes and schools. The Bristol to Bath Cycle path is at the end of the road. There is good access to the ring road and the motorway network. We fully recommend an early viewing to avoid disappointment. Energy Rating D. Council Tax Band B.

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

