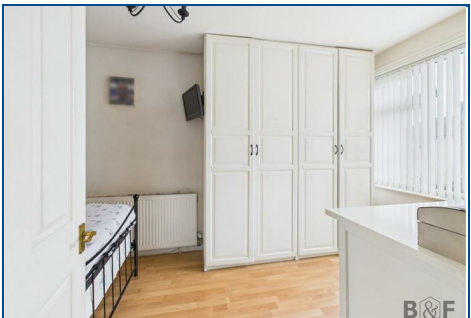
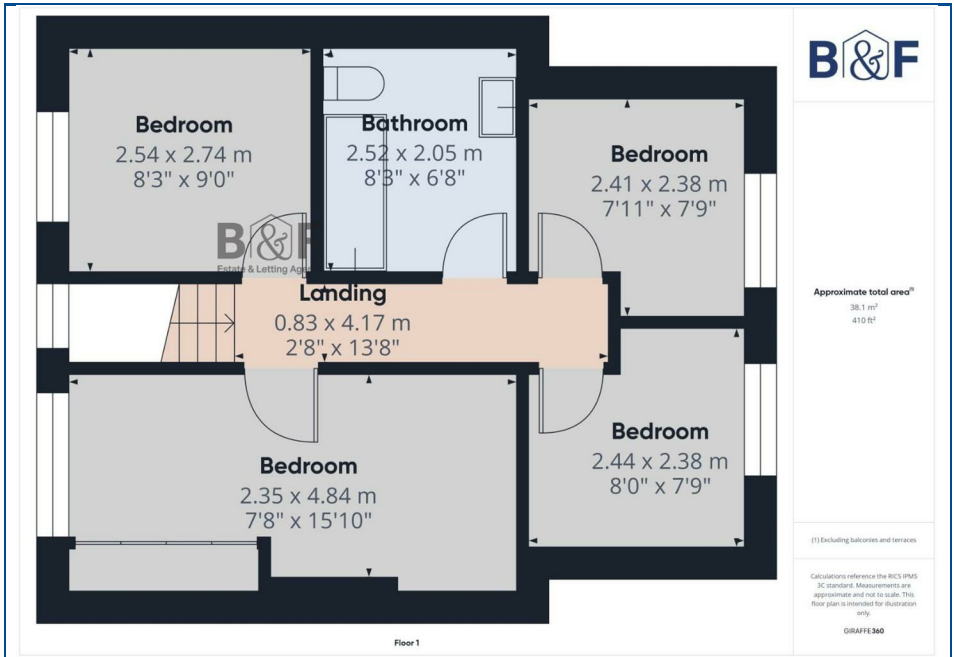
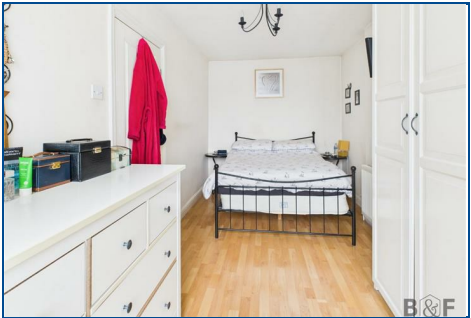
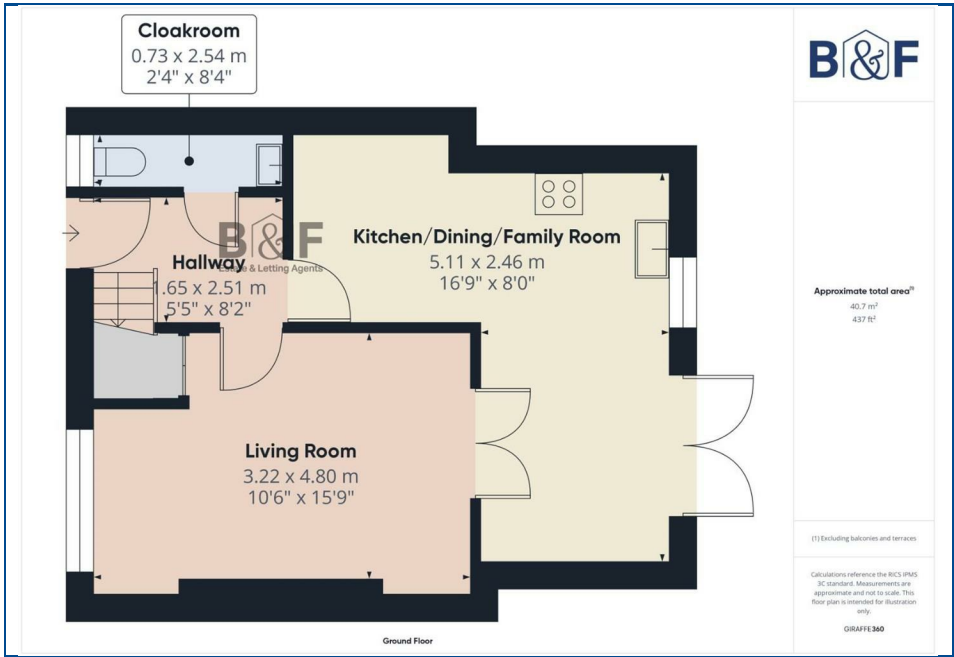




- Four Bedrooms
- Fitted Kitchen/Dining/Family
- Gas Central Heating
- Lovely South Facing Garden
- No Onward Chain
- Double Storey Extension
- Cloakroom
- uPVC Double Glazing
- Ample Off-Street Parking
- Popular Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003

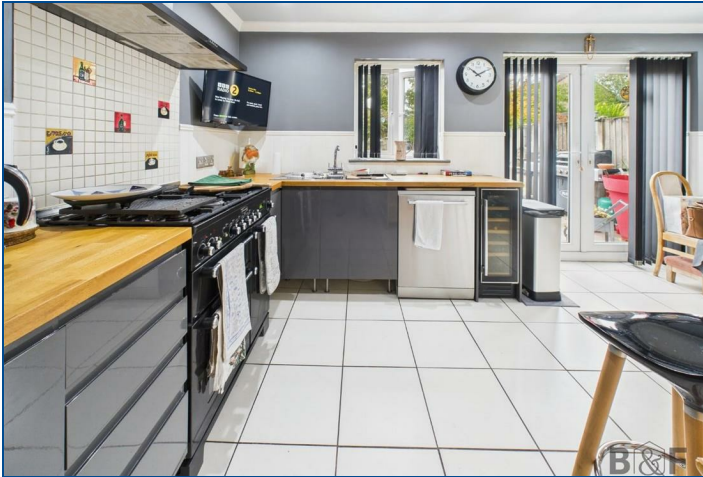
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

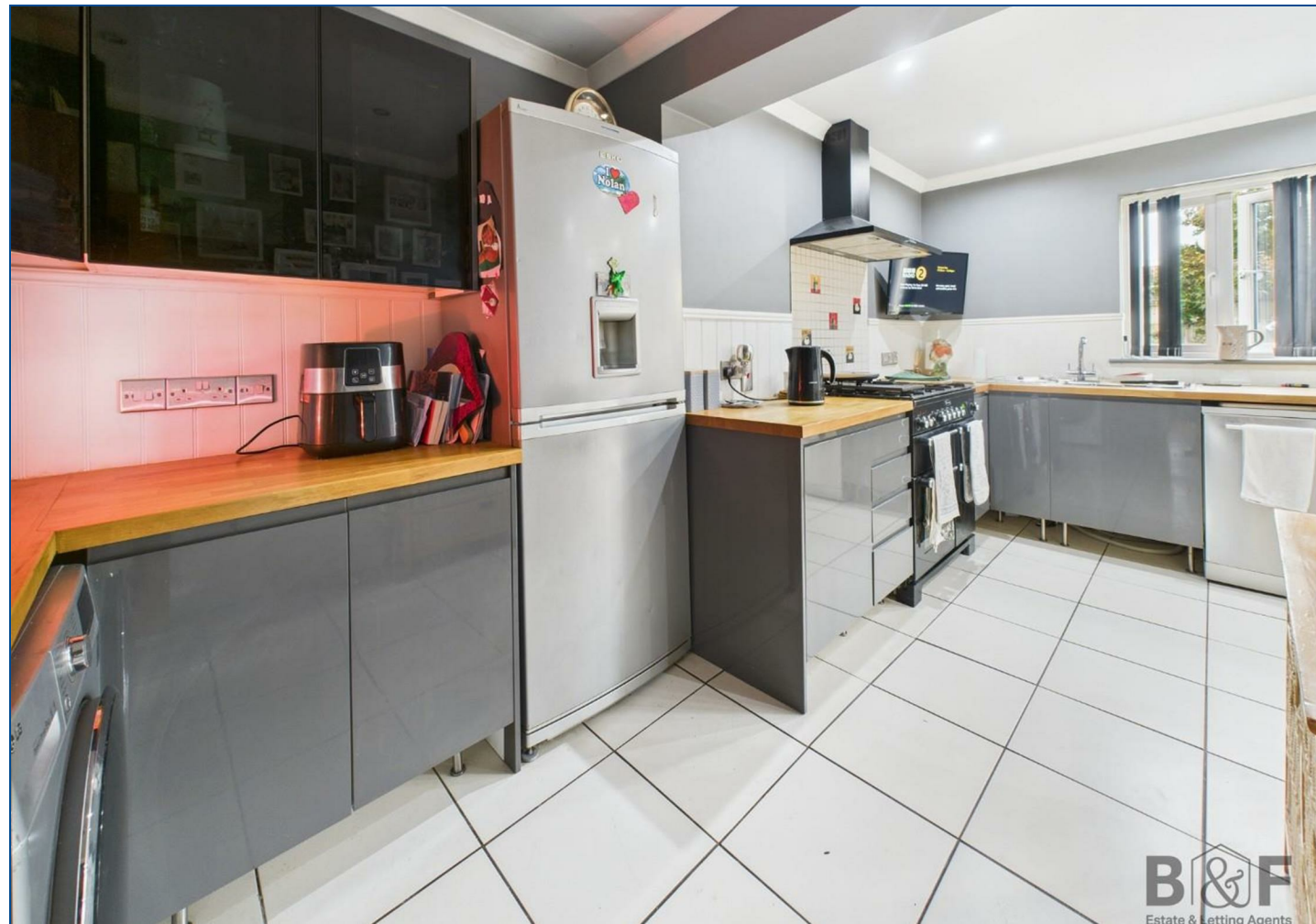
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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



26 West Park Road, Bristol, BS16 5SQ
£400,000



- Hallway 5'5 x 8'2
- Cloakroom 2'4 x 8'4
- Living Room 10'6 x 15'9
- Kitchen/Dining/Family Room 16'9 x 8
- Landing 2'8 x 13'8
- Bedroom 7'8 x 15'10
- Bedroom 8'3 x 9
- Bedroom 8 x 7'9
- Bedroom 7'11 x 7'9
- Bathroom 8'3 x 6'8
- Outside
- Block Paving Drive
- Rear Garden
- Rear off-street parking

Offered with no onward chain, is this fine four bedroom mid-terrace house with lovely mature enclosed south facing garden, and off-street parking to the front and rear of the property.

The property benefits from gas central heating, uPVC double glazing and modern fitted kitchen/diner and bathroom.

The accommodation comprises hallway, cloakroom, living room, kitchen/dining/family room on the ground floor with four bedrooms and family bathroom to the first floor.

Outside there is off street parking for several cars and a lovely mature rear garden with rear access.

Situated on this popular road close to Page Park and the amenities of both Downend and Staple Hill.

There is good access to the motorway network and Bristol to Bath Cycle path. In our opinion this property is sure to be of interest to the growing family.

Council Tax Band D. Energy Rating TBC.

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

