

**MONEY LAUNDERING REGULATIONS 2003**

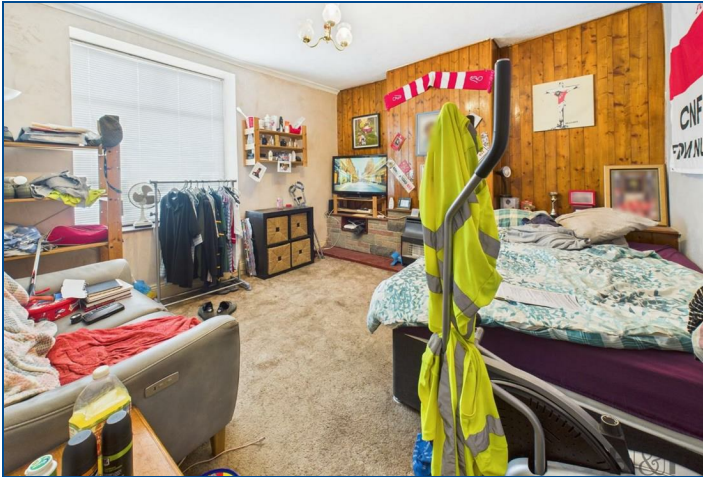
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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

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141 High Street, Staple Hill, Bristol, BS16 5HQ



**24 Ducie Road, Staple Hill, Bristol, BS16 5JY**  
**Offers In The Region Of £275,000**





Hallway 16'10 x 3'1

Living Room 12'8 x 13'11

Dining Room 13'2 x 17'1

Kitchen 9'10 x 16'3

Lobby 2'8 x 6'10

Bathroom 6'6x 6'9

Bedroom One 12'9 x 15'5

Bedroom Two 14' x 8'10

Bedroom Three 11 x 8'6

Outside

Gardens to Front and Rear

Offered with no onward chain, is this attractive period built three bedroom, extended mid-terrace home with enclosed mature garden.

The property does require fully modernising and updating throughout, but offers great potential for those who would like to put their own stamp on the house.

This deceptively spacious property benefits from gas central heating, albeit the system runs from a back boiler, and there is older style double glazing.

The accommodation comprises hallway, living room, dining room, kitchen and bathroom to the ground floor level with three double bedrooms on the first floor. Outside there is a front garden that can be converted into off-street parking (subject to planning permission) and a mature rear garden.

Situated in this popular road only a stones throw from the shops and amenities of Staple Hill. Bristol to Energy Rating B. Council Tax Band C.

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

