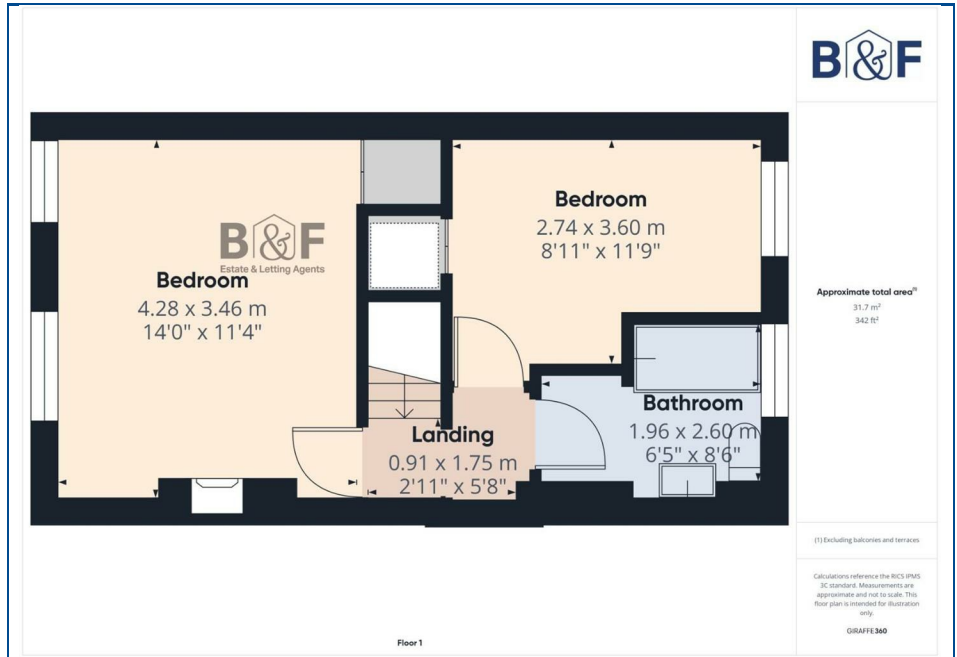
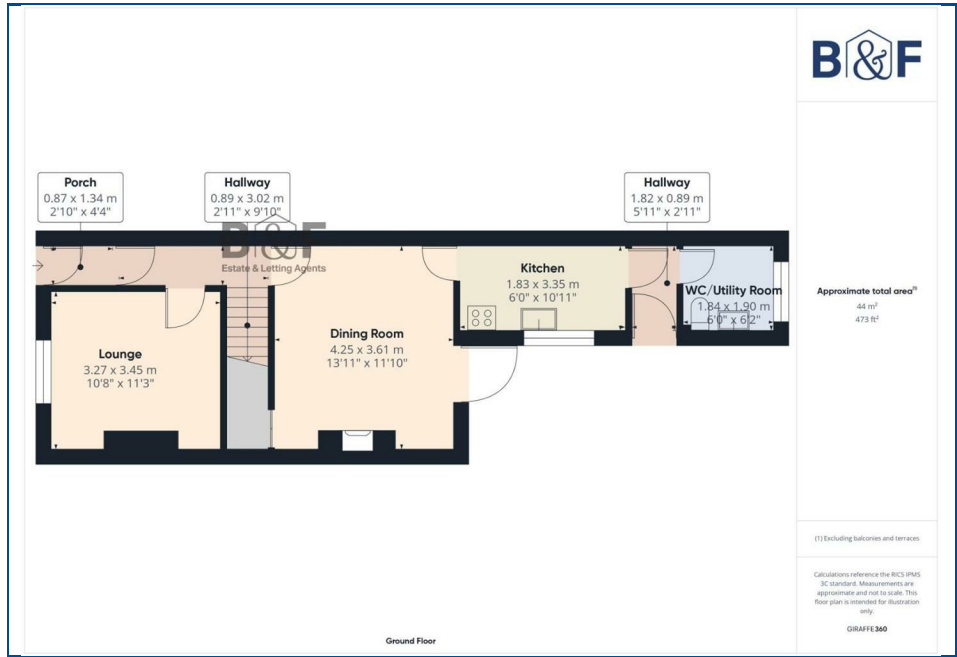
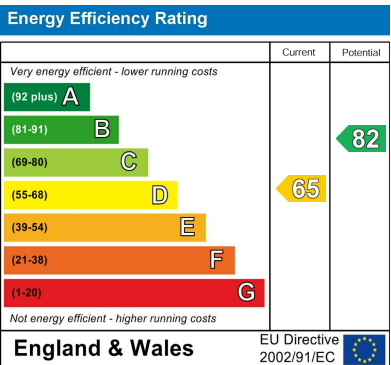




- No Onward Chain
- Period Property
- Utility Room
- Two Bedrooms
- Close To Local Amenities
- Private Garden



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



11 Fern Road, Staple Hill, Bristol, BS16 5TD
£315,000



Porch 2'10" x 4'4"

Hallway 2'11" x 9'10"

Lounge 10'8" x 11'3"

Dining Room 13'11" x 11'10"

Kitchen 6'0" x 10'11"

Hallway 5'11" x 2'11"

WC/Utility Room 6'0" x 6'2"

Landing 2'11" x 5'8"

Bedroom One 14'0" x 11'4"

Bedroom Two 8'11" x 11'9"

Bathroom 6'5" x 8'6"

Garden

Offered with no onward chain, is this charming two bedroom period house. The property benefits from gas central heating, modern kitchen and bathroom facilities, and enclosed garden with rear access. The property is in good condition throughout but would benefit from modernising in places, providing an excellent opportunity for buyers to add their own personal touch. The accommodation briefly comprises, hallway, lounge, dining room, kitchen, WC/utility room, to the ground floor with two bedrooms and a bathroom on the first floor. Ideally located on a popular residential road, the property is within walking distance of the amenities in both Downend and Staple Hill. Page Park, the Bristol-Bath cycle path, local schools, and bus routes are all close by, making this an excellent home in a sought-after area. Energy Rating D. Council Tax Band B.

PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR

