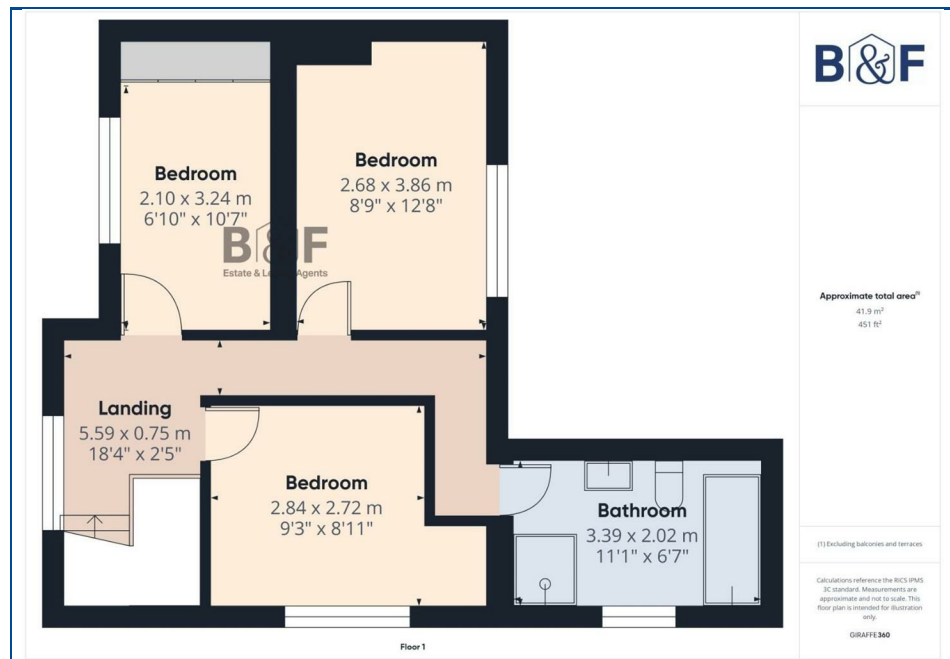
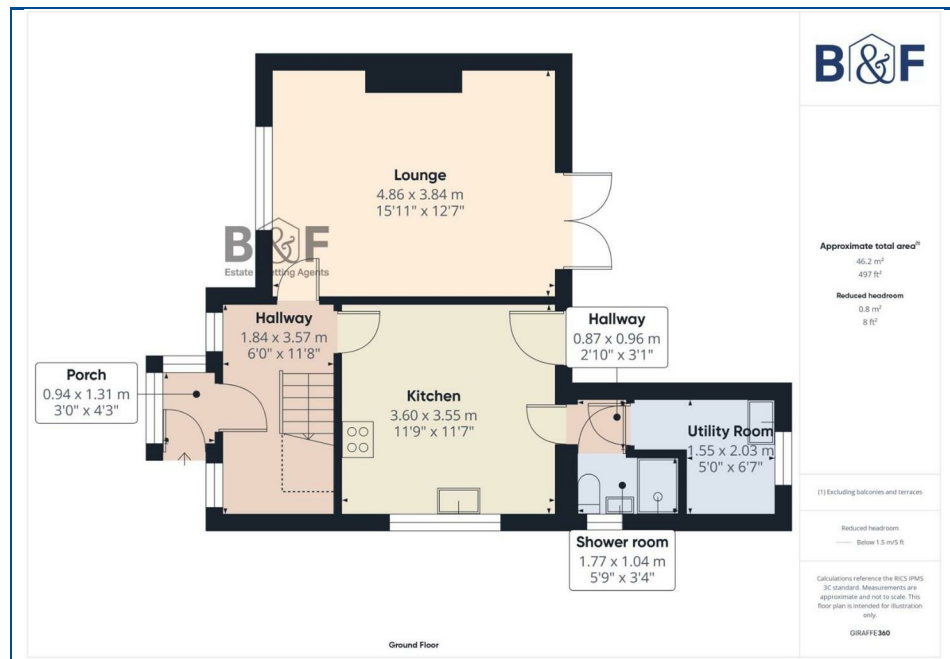


Brunt & Fussell

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



- No Onward Chain
- Two Bathrooms
- Popular Road
- Gas C/h & D/g
- Three Bedrooms
- Requires Modernisation
- Off Street Parking
- Garden To The Front & Rear

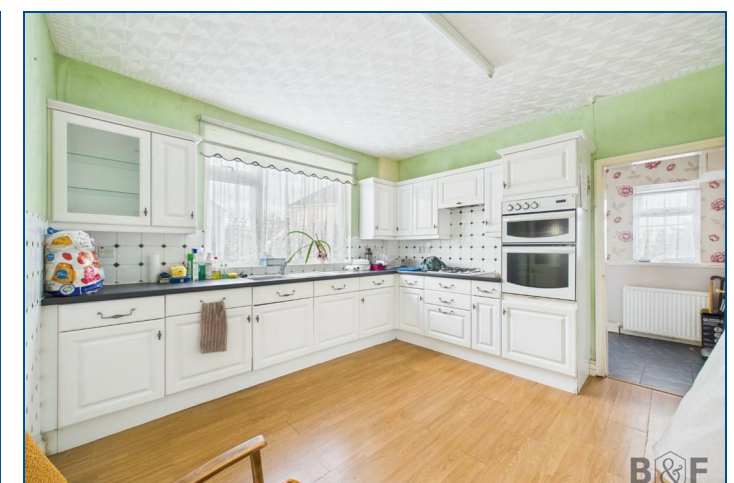
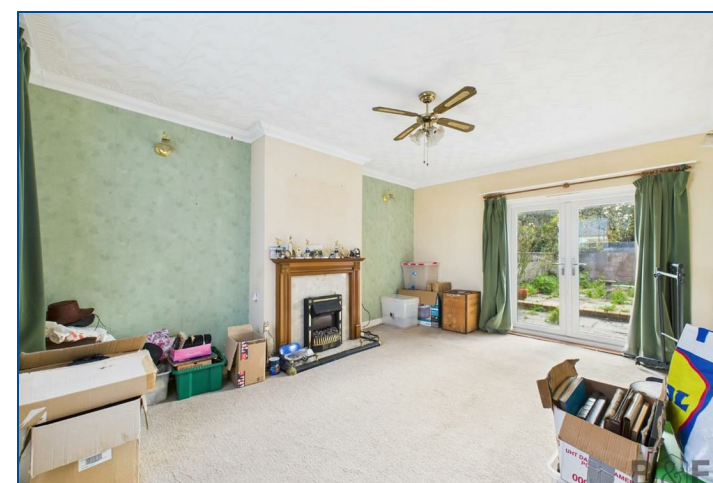
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



14 St. Stephens Road, Soundwell, Bristol, BS16 4RJ
£310,000



Porch 3'1" x 4'3"
Hallway 6'0" x 11'8"
Lounge 15'11" x 12'7"
Kitchen 11'9" x 11'7"
Shower Room 5'9" x 3'4"
Utility Room 5'1" x 6'7"
Landing 18'4" x 2'5"
Bedroom One 8'9" x 12'7"
Bedroom Two 9'3" x 8'11"
Bedroom Three 6'10" x 10'7"
Bathroom 11'1" x 6'7"
Off Street Parking
Front & Rear Gardens

Offered with no onward chain, this three-bedroom semi-detached house features a garden and off-street parking. While the property would benefit from modernisation throughout, it remains perfectly habitable providing an excellent opportunity for buyers looking to put their own stamp on a home. The ground floor comprises an entrance hall, living room, kitchen, shower room, and utility room. Upstairs, there are three generously sized bedrooms and a spacious family bathroom. Situated in a popular and convenient location close to local amenities, playing fields, and well-regarded schools, this property is ideal for a growing family. Early viewing is highly recommended to avoid disappointment. Council Tax B. EPC D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

