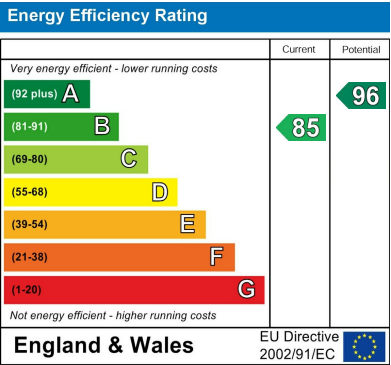


- Semi Detached Home
- Master En-Suite
- Modern Kitchen Diner
- Garage & Off St Parking
- Detached Look
- Three Bedrooms
- Lounge
- Cloakroom
- No Onward Chain
- Popular Location

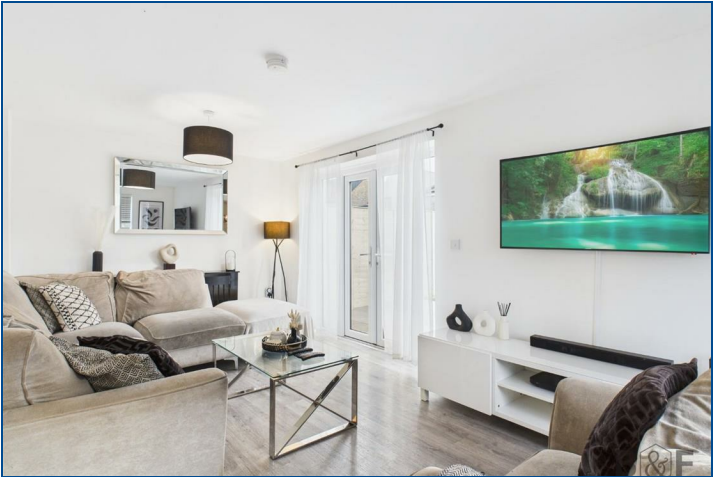


MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

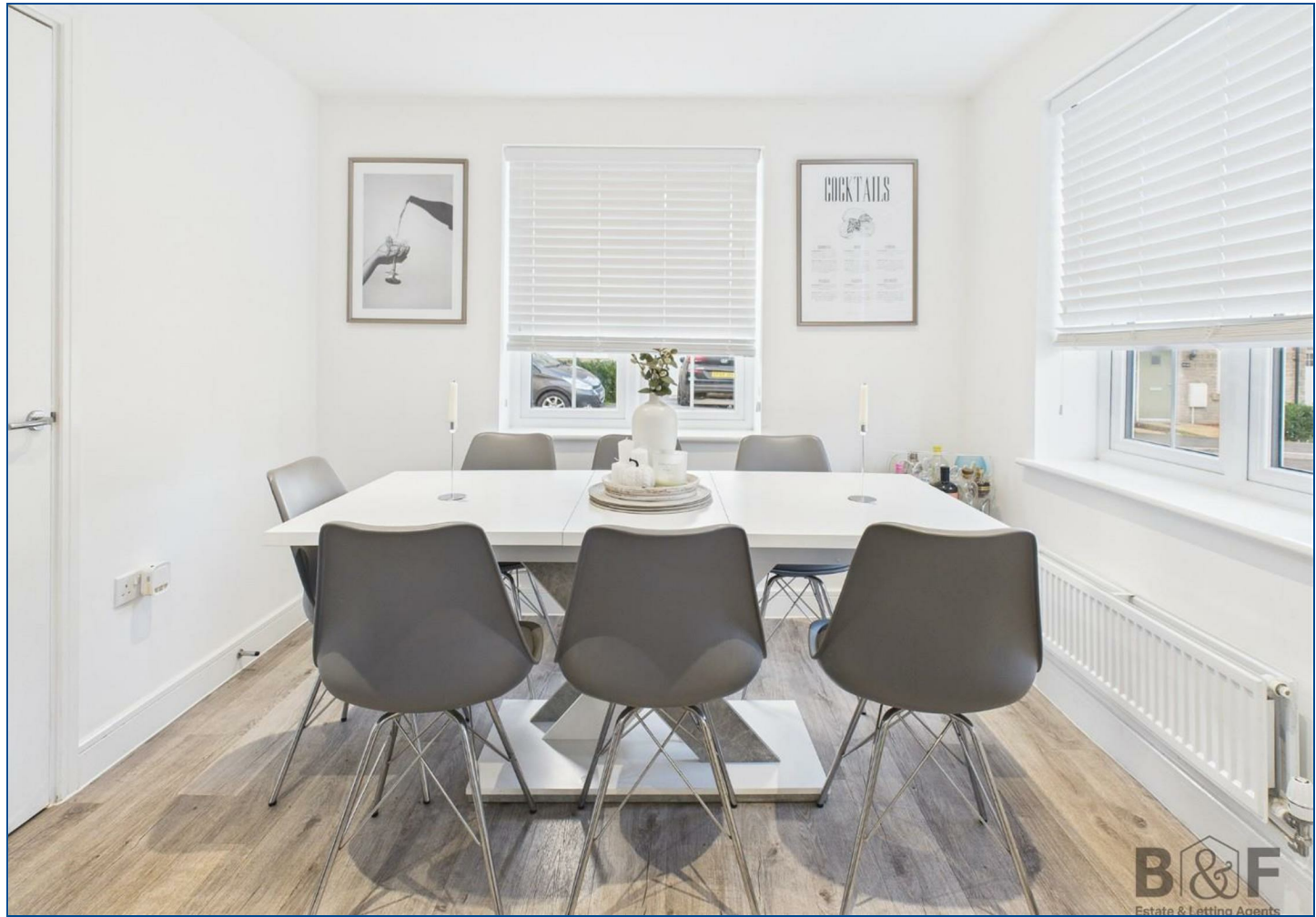
# Brunt & Fussell

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



53 Sundew Road, Emersons Green, Bristol, BS16 7NP  
£395,000





- Hallway
- Cloakroom
- Lounge
- Kitchen Diner
- Landing
- Bedroom
- En-Suite
- Bedroom
- Bedroom
- Bathroom
- Outside
- Garage & Driveway

Offered for sale with no onward chain, built approximately 5 years ago and benefits from the remainder of the 10 year NHBC warranty is this semi detached home situated in a lovely part of Lyde Green, close to local amenities including shops, school, ring road and metro service. This property is well presented throughout and truly has a detached feel with generous accommodation comprising. Hallway, cloakroom, lounge with french doors onto rear garden and modern kitchen diner. Upstairs are three generous bedrooms (master en-suite) and family bathroom. Outside is a patio and lawned garden with access directly to the driveway and garage. A superb home available now. Energy Rating B, Council Tax Band D.

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

