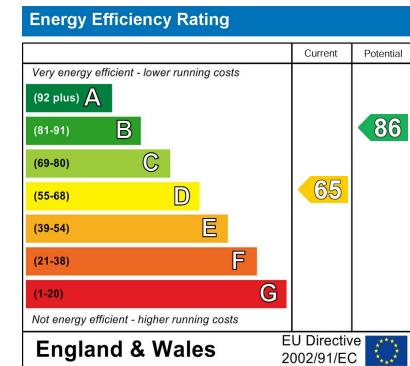




t: 01179566004 e: info@bruntandfussell.co.uk [www.bruntandfussell.co.uk](http://www.bruntandfussell.co.uk)  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Detached Bungalow
- Three Bedrooms
- Utility Room
- Ample Parking
- Gas Central Heating
- Two Reception Rooms
- Family Bathroom
- Potential Building Plot
- Large Mature Garden
- uPVC Double Glazing



#### MONEY LAUNDERING REGULATIONS 2003

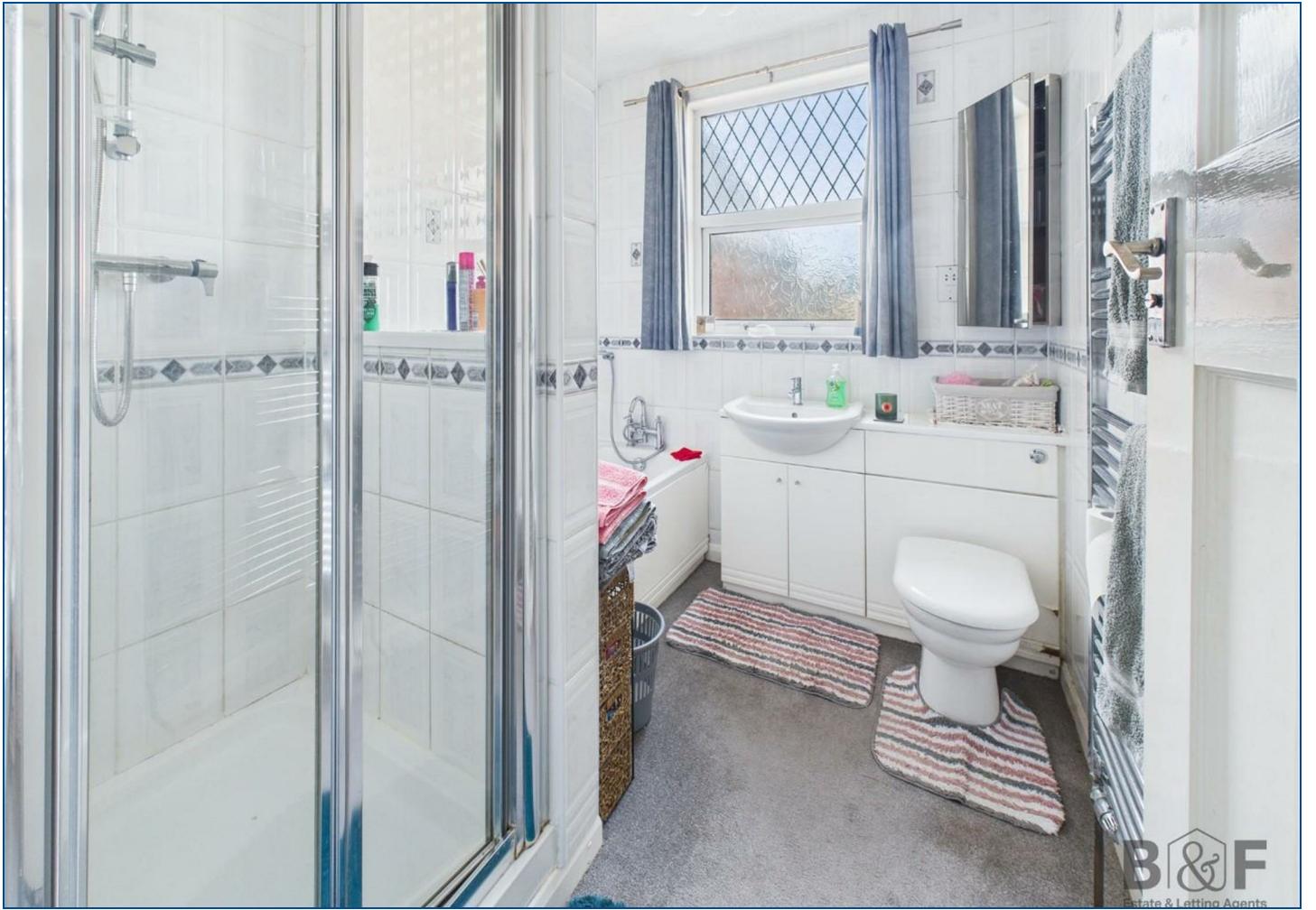
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.



**Amazon Narrow Lane, Staple Hill, Bristol, BS16 4SW**  
**£425,000**



Entrance Porch 6'11 x 7'2  
Hallway 19'2 x 3'5  
Living/Dining Room 12'1 x 14  
Kitchen 8 x 10'6  
Utility Room 9'4 x 11'4  
Bedroom One 11'10 x 12  
Bedroom Two 12 x 12  
Bedroom Three 8'8 x 7'11  
Bathroom 7'11 x 6'10  
Outside  
Front Garden  
Rear Garden  
Parking to Front and Rear

A fine deceptively spacious and extremely versatile detached bungalow with large mature garden and ample parking for many vehicles. The accommodation comprises entrance porch, living room, dining/sitting room, kitchen, utility room, three bedrooms family bathroom.

The bungalow has vehicular access to the front and rear of the property. Due to the size of the garden there is possibility that another dwelling may be able to be built in the rear garden (subject to planning permission). Situated in this backwater yet within walking distance of the Tynings school, Page park and the amenities of Staple Hill. The ring road and motorway network are a short commute away as well as the Bristol to Bath cycle track.

In our opinion this property is sure to be of interest the a growing family or someone that would like to live on one level, with the of a benefit of a lovely garden.

Energy Rating D. Council Tax D.

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

