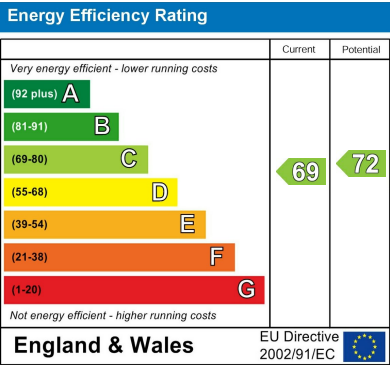


- Popular Location
- Potential to Extend
- D/g and Gas CH
- Garage
- Two Reception Rooms
- Walking Distance to Shops
- Lovely Mature Gardens
- New Kitchen
- Three Bedrooms
- Idea for First-Time-Buyers



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



9 Kendall Road, Staple Hill, Bristol, BS16 4NB  
Asking Price £330,000





Storm Porch 1'9 x 6

Hallway 14'9 x 5'11

Living Room 12'6 x 12

Dining Room 12'4 x 9'11

Kitchen 12'10 x 8'3

Landing 9'10 x 4'8

Bedroom One 14'3 x 8'7

Bedroom Two 12'x 10'9

Bedroom Three 8'11 x 7'4

Shower Room 5'6 x 7'2

Outside

Front Garden

Side and Rear Gardens

Garage

A fine three bedroom end of terrace house with generous fully enclosed side and rear gardens and , garage. The property has been well maintained, and benefits from new fitted kitchen, gas central heating and double glazing. The house has potential to extend (subject to planning. permission)

The accommodation comprises storm porch, hallway, lounge/dining room. kitchen to the ground floor with three bedrooms and shower room on the first floor.

Situated in this popular cul-de-sac, in the heart of Staple Hill, only a short walk to the High Street, bus routes, Staple Hill Junior and infant school. There is good access to the ring road and motorway network. Page Park and the Bristol to Bath cycle track are close by. This property is sure be of interest to the growing family.

We fully recommend and early viewing.

Council Tax Band C. Energy Rating C.

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

