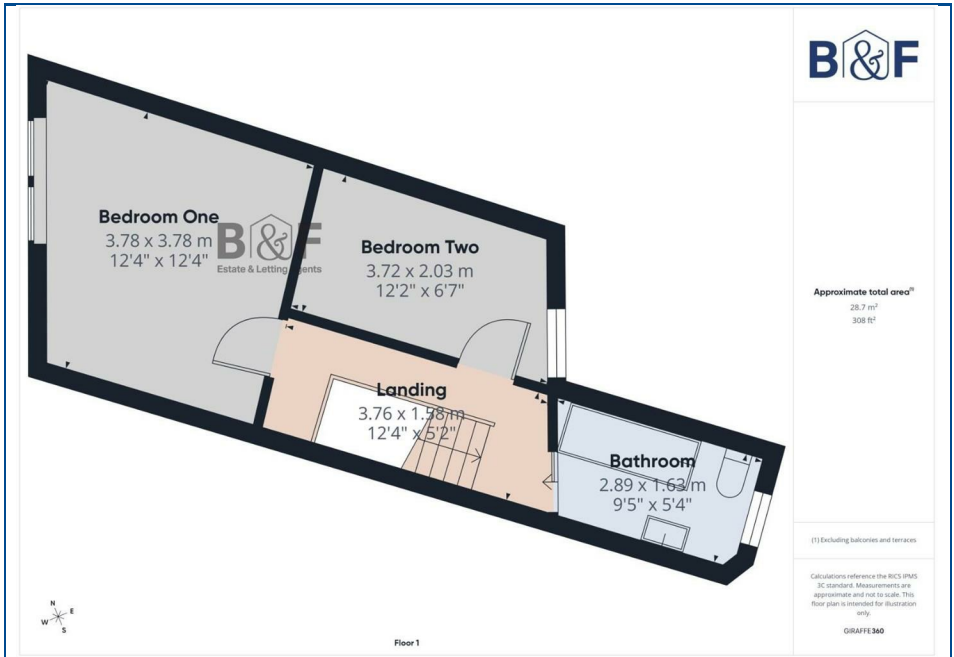
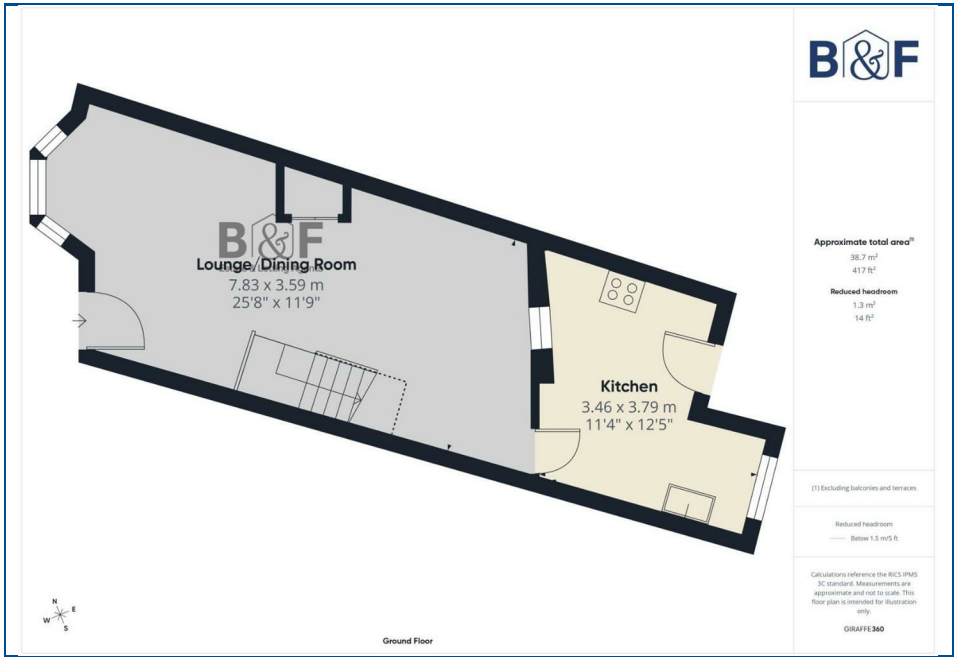




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

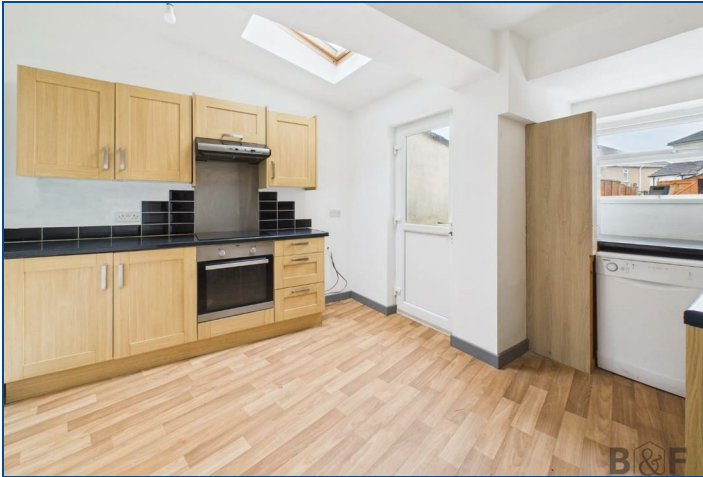
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

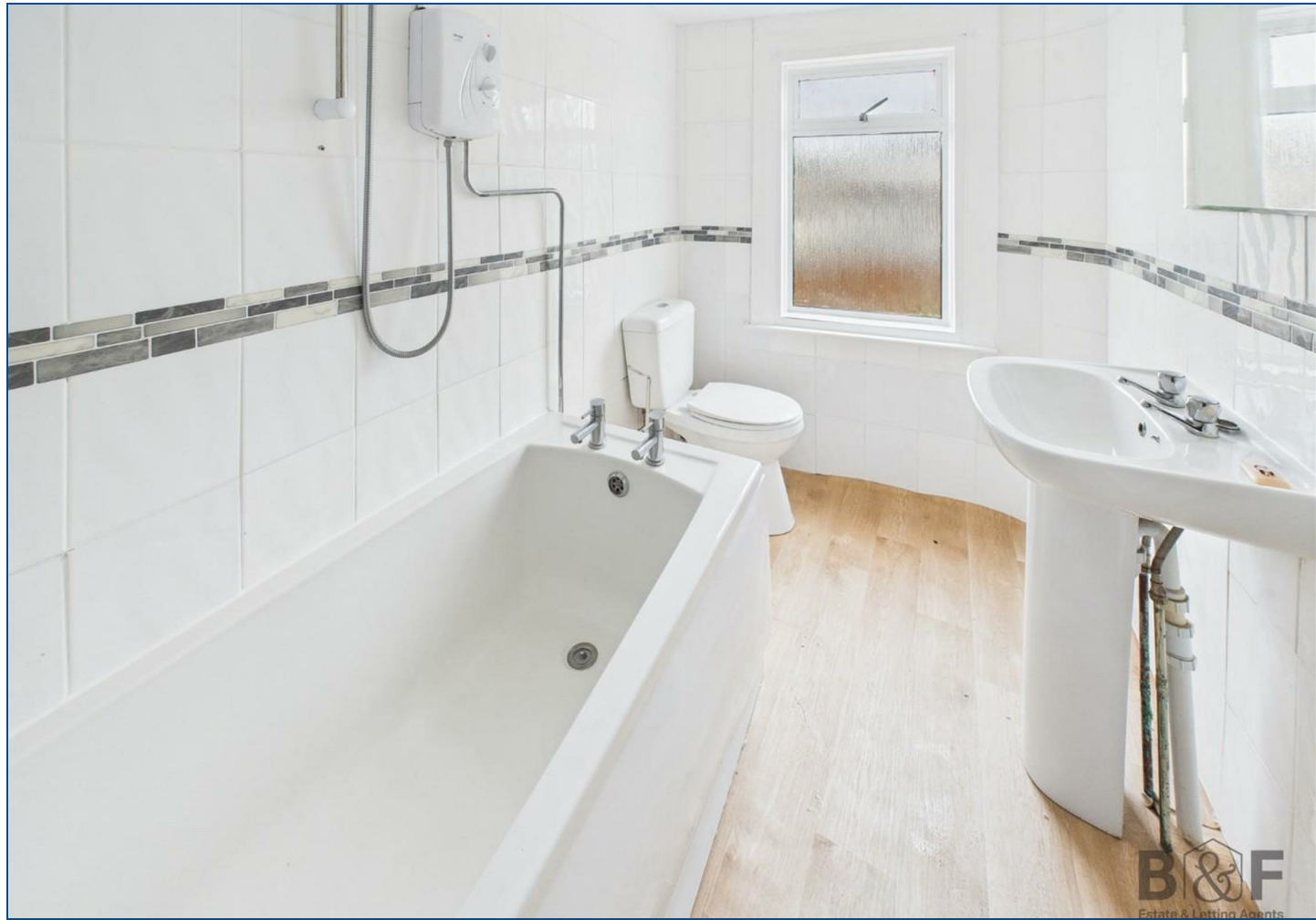
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

Brunt & Fussell

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



11 Gloucester Road, Staple Hill, Bristol, BS16 4SD
£275,000



Lounge/Dining Room

Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Rear Garden

Offered with no onward chain is this fine two bedroom period home with enclosed garden. The property has just been decorated and had new carpets and flooring throughout. The house benefits from gas central heating and modern kitchen and bathroom facilities.

The accommodation comprises lounge/dining room, extended kitchen on the ground floor with two bedrooms and bathroom to the first floor. Situated on this popular road within walking distance to the amenities of Staple Hill and Page Park. The Bristol to Bath cycle track is close by and it is only a short commute to the ring road and motorway network. This property is sure to appeal to first-time buyers.

Energy Rating B. Council Tax B.

