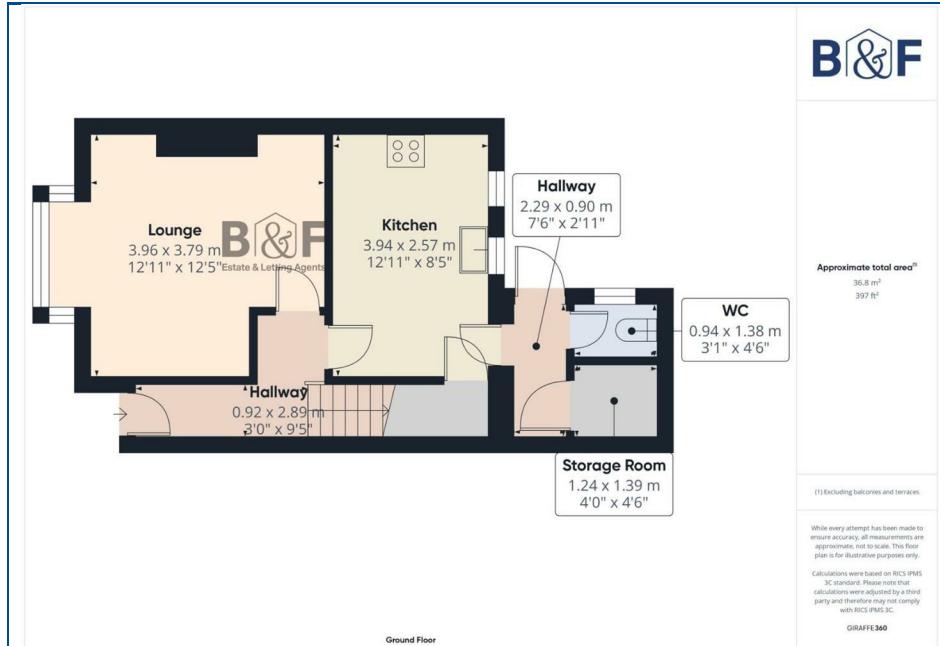
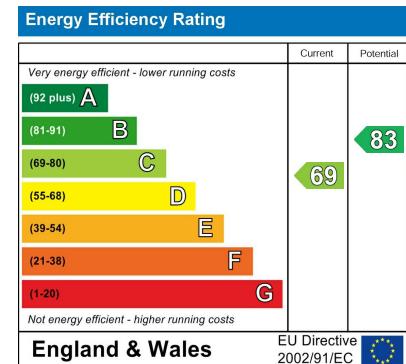


t: 01179566004 e: info@bruntandfussell.co.uk [www.bruntandfussell.co.uk](http://www.bruntandfussell.co.uk)  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Two Bedrooms
- Modern Bathrpoom
- Enclosed Garden
- Close To Shops
- D/g & Gas Ch
- Parking
- Modern Kitchen
- Generous Lounge

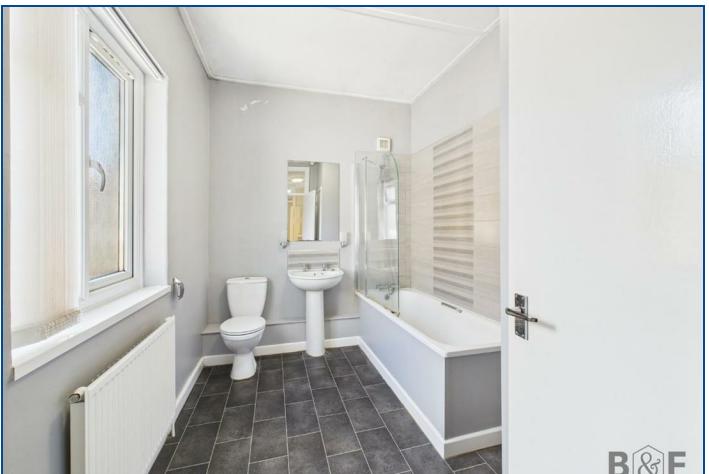


#### MONEY LAUNDERING REGULATIONS 2003

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.



**18 Cogan Road, Staple Hill, Bristol, BS16 4SX**  
Offers In The Region Of £287,500



[Covered Porch](#)  
[Hallway](#)  
[Living Room](#)  
[Kitchen/Diner](#)  
[Lobby](#)  
[Cloakroom](#)  
[Store Room](#)  
[Landing](#)  
[Bedroom One](#)  
[Bedroom Two](#)  
[Bathroom](#)  
[Outside](#)  
[Off-Street Parking](#)  
[Enclosed Garden](#)

Offered with no onward chain, is this fine two bedroom mid-terrace house with enclosed South facing garden off-street parking. The property benefits from uPVC double glazing, gas central heating, and modern kitchen and bathroom facilities. The accommodation comprises covered porch, hallway, lounge, kitchen/dining room, lobby, cloakroom, store room, landing, two bedrooms, bathroom. Outside the property benefits from a lovely south facing garden with rear access. Situated on this popular road within walking distance of Staple Hill and Page Park. There is a good bus service locally and the ring road is only a short commute. Energy Rating C. Council Tax B.

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

