



- No Onward Chain
- Possible Building Plot to Side
- Gas Central Heating
- Garage
- Sought After Cul De Sac
- Ample Scope To Extend
- Double Glazing
- Large Mature Gardens
- Off-Street Parking
- Close to Bromley Heath School

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.



**7 Wenmore Close, Downend, Bristol, BS16 6LU**  
**£450,000**



- Storm Porch
- Hallway 5'11 x 15'4
- Lounge/Diner 11'10 x 26'9
- Kitchen 13'10 x 9'2
- Conservatory 8'11 x 11'6
- Landing 7'3 x 10'11
- Bedroom One 11'0'10 x 14'1
- Bedroom Two 10'8 x 12'9
- Bedroom Three 7'4 x 10'3
- Bathroom 7'2 x 10'6
- Outside
- Mature Gardens to rear and side
- Garage 7'9 x 15'11
- Off-Street Parking

OFFERED WITH NO CHAIN. We are delighted to offer for sale this attractive double bayed, three bedroom semi-detached house with large gardens, garage and off-street parking.

The property offers enormous potential to build a double storey extension or even build another property to the side (subject to planning permission).

The accommodation comprises storm porch, hallway, lounge, dining room, kitchen, conservatory, three bedrooms and family bathroom.

Outside there are large mature gardens to the rear and side, garage and off-street parking. There is ample room to create more parking or garaging if required.

Situated in this sought after cu de sac, close to local amenities, bus routes, Bromley Heath and Downend schools. There is good access to the ring road and motorway network. The Bristol to Bath cycle path is close by.

We fully recommend an early viewing, properties with this potential rarely remain on the market for long.

Energy Rating E. Council Tax Band D.

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

