

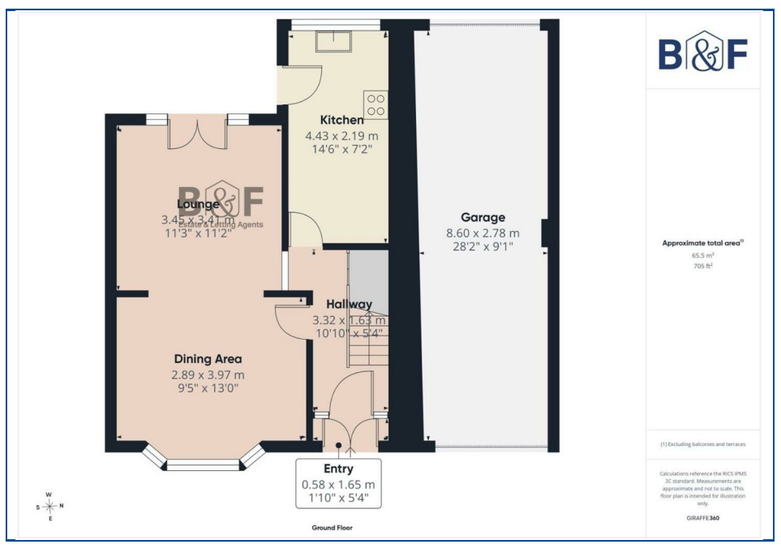



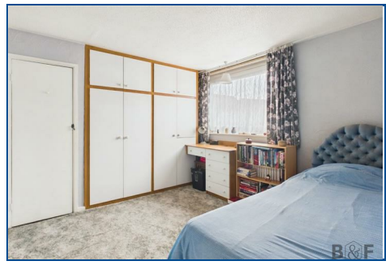



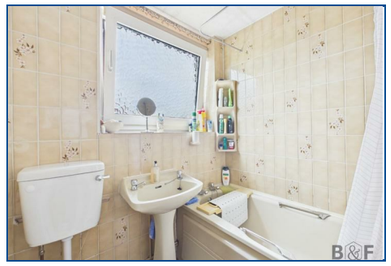

Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ

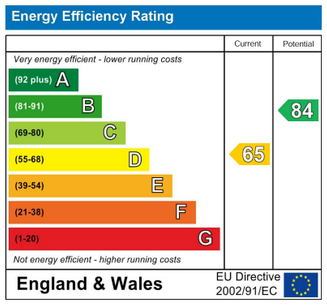






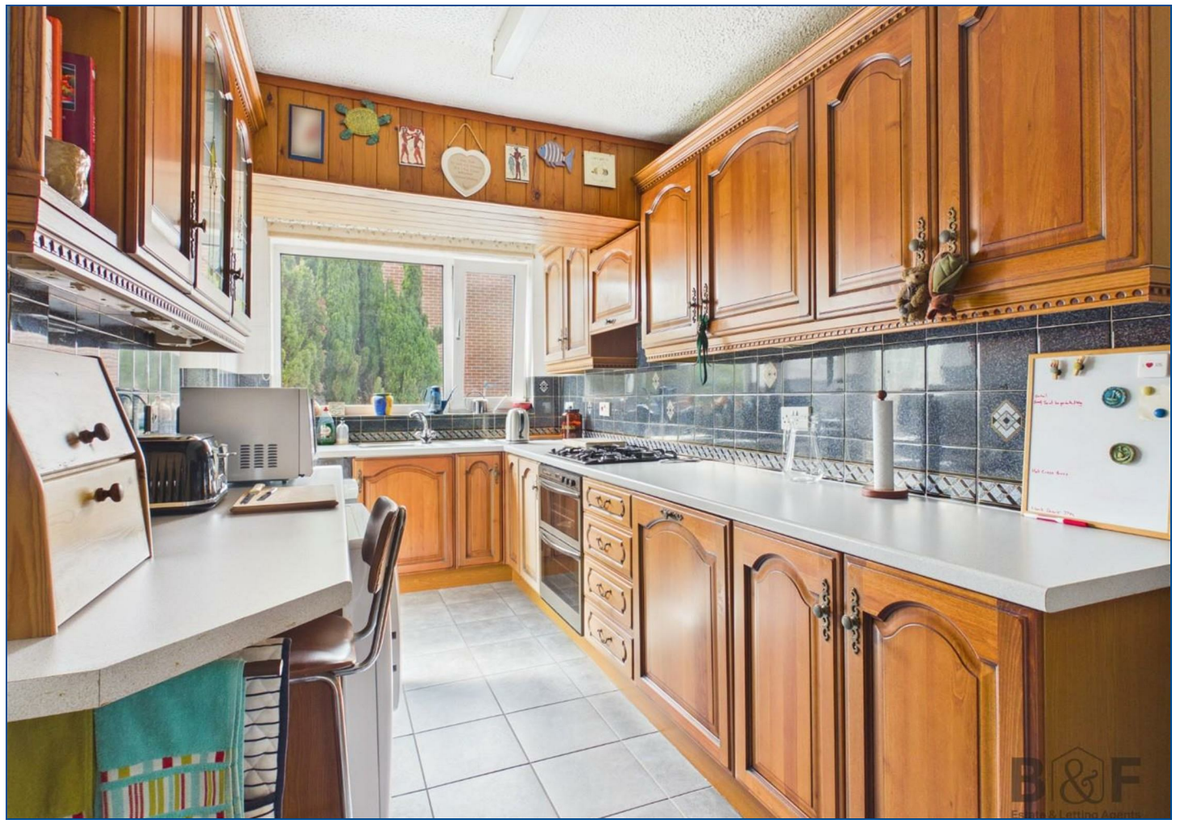
46 Hayward Road, Staple Hill, Bristol, BS16 4NZ
Asking Price £329,950

- Large Plot
- Semi Detached
- Lounge Diner
- Carport
- GCH & D/Glazing
- Ideal for Extending
- Three Bedrooms
- Tandem Garage
- Ample Driveway
- Close to Amenities



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.



Porch

Hallway

Dining Area

Lounge

Kitchen

Landing

Bedroom

Bedroom

Bedroom

Bathroom

Tandem Garage

Carport

Gardens

Offered to the market with no onward chain and priced to sell, this is an excellent opportunity to acquire a property offering considerable scope and potential. Whether you are looking to create a substantial family home through extension and reconfiguration, or a builder/developer seeking an opportunity to construct an additional property to the side (subject to the necessary planning permissions), this home is well worth your attention.
This attractive semi-detached property has been well loved and maintained over the years, with accommodation comprising a storm porch, entrance hallway, lounge/dining area and kitchen. To the first floor are three bedrooms and a family bathroom.
Further benefits include double glazing, gas central heating and excellent outside space, with a large tandem garage, carport and ample off-road parking. To the rear is a generous garden, predominantly laid to patio and lawn.
Energy Performance Rating: D. Council Tax Band: C.

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



