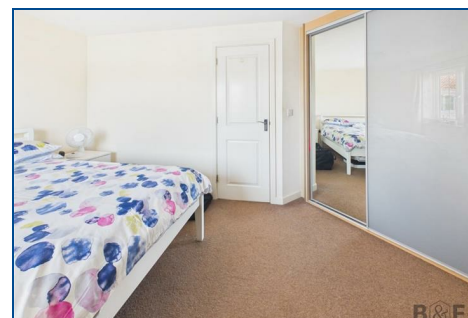
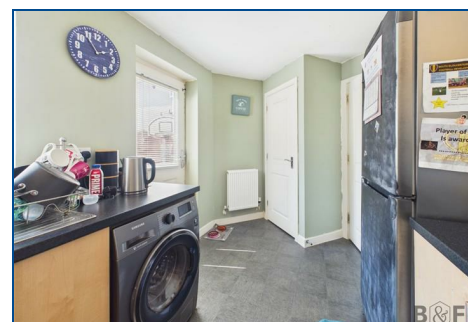
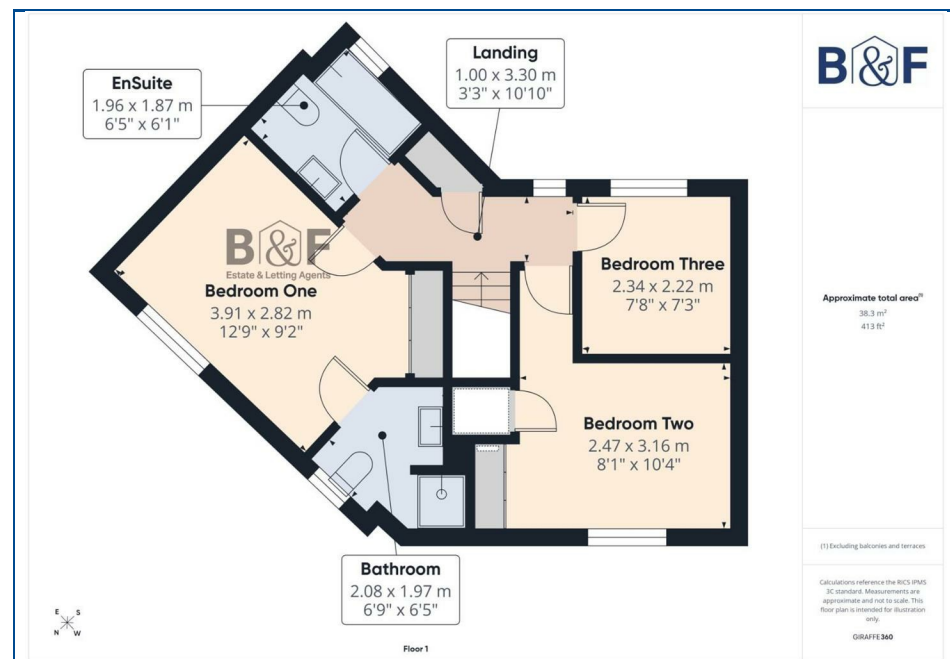
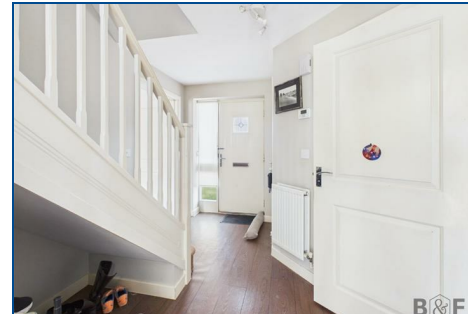
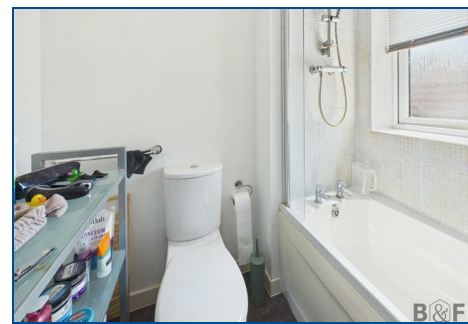
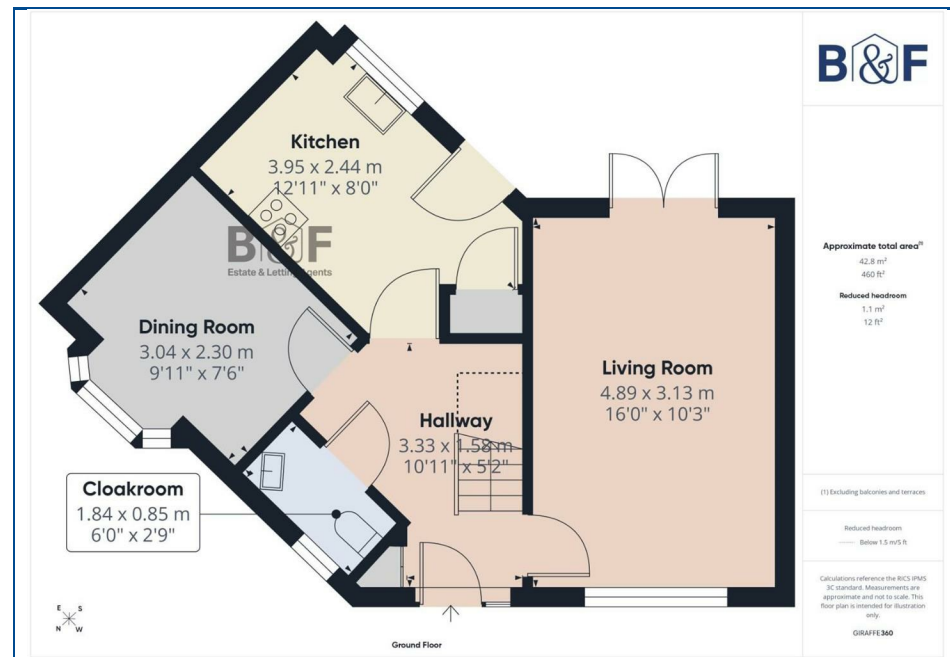


Brunt & Fussell

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



- No Onward Chain
- Living Room
- Kitchen
- Bathroom
- Popular Close
- Three Bedrooms
- Dining Room
- Cloakroom
- Ensuite
- Gas Ch and D/G

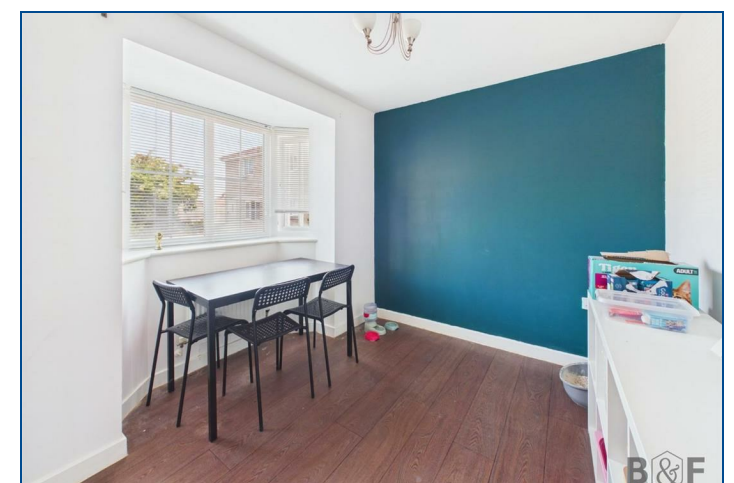
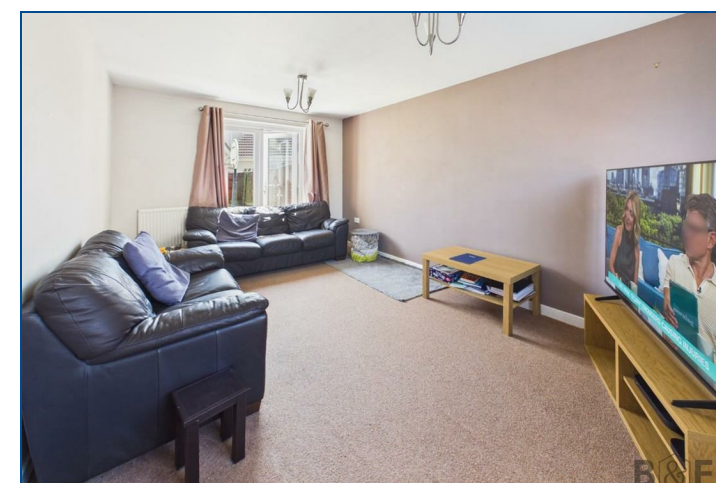
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

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.



6 Hazelwood Close, Staple Hill, Bristol, BS16 5FE
£375,000



- Hallway
- Cloakroom
- Living Room
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Ensuite
- Bathroom
- Outside
- Enclosed Garden
- Garage
- Off-Street Parking

Offered for sale with no onward chain is this fine three bedroom semi-detached house with south facing enclosed garden, garage and off-street parking. The property was built in 2010 by messes Barratt Homes. The accommodation comprises hallway, cloakroom, living room, dining room, fitted kitchen to the ground floor with three bedrooms (master with ensuite) and family bathroom to the first floor level. The property is tucked away in this quiet backwater, a short walk from the amenities of both Staple Hill and Downend. Page park is a five minute walk away. There are excellent transport links, including bus routes, easy access to the motorway network and near by cycle track. The lovely home will suit young family/young professionals. Energy Rating C. Council Tax Band D.

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

