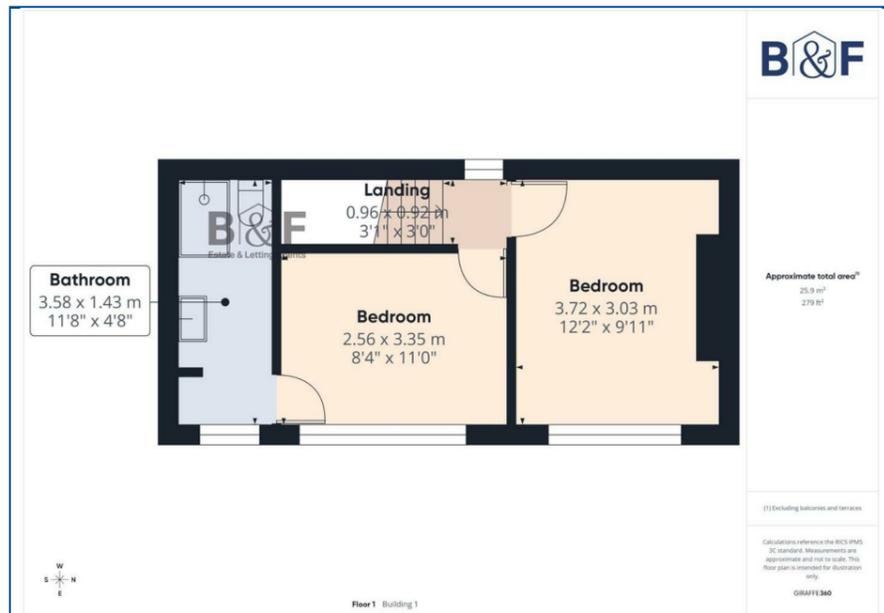
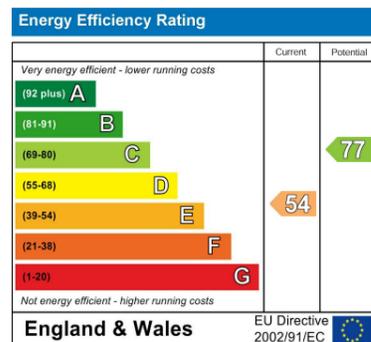


# Brunt & Fussell

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



- Unique Period Detached Property
- Kitchen/Diner
- Lounge/Diner
- Bathroom
- Mature Cottage Gardens
- Office
- Two Double Bedrooms
- Ensuite
- Garage with Double Driveway
- Snug



#### MONEY LAUNDERING REGULATIONS 2003

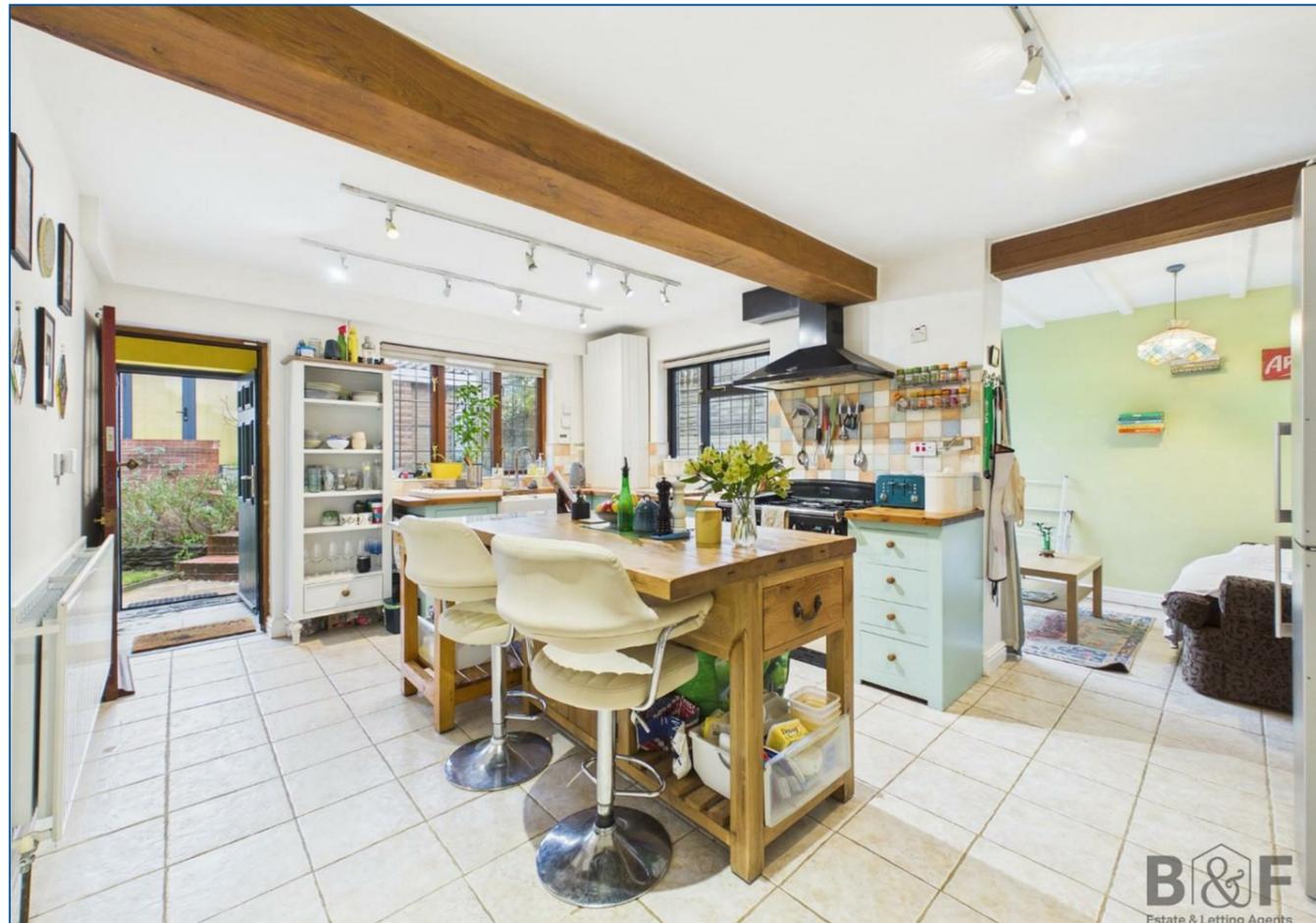
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.



**4 Upper Station Road, Staple Hill, Bristol, BS16 4LY**  
**£470,000**



- Porch 3'1" x 9'2"
- Kitchen/Diner 16'11" x 11'9"
- Snug 9'1" x 6'11"
- Lounge/ Diner 11'9" x 26'3"
- Utility Room 5'10" x 5'5"
- Bathroom 5'11" x 4'9"
- Landing 3'1" x 3'0"
- Bedroom One 8'4" x 11"
- Ensuite 11'8" x 4'8"
- Bedroom Two 12'2" x 9'11"
- Outside
- Enclosed Landscaped Garden
- Private Off-Street Parking
- Garage 13'9" x 11'6"
- Garden Office 13" x 6'0"
- Terrace 16'9" x 13'6"

We are delighted to offer for sale this stunning extended two-bedroom detached period cottage with enclosed garden, garden office, garage and private off-street parking. The property is in excellent order throughout. Much attention has been given to keep the cottage character and charm with exposed beams. There has been planning permission granted to build an extra bedroom above the kitchen. The accommodation comprises hallway, kitchen/dining room, snug, generous lounge/diner with wood burner, utility room and ground floor bathroom to the ground floor, with two double bedrooms (master with ensuite) on the first floor. Other benefits include double glazed windows and gas central heating. Outside there is a pleasant enclosed landscaped garden with fixed BBQ. For those working from home there is a purpose built garden office, separating work from home life. Situated on this popular cul-de-sac in the heart of Staple Hill, only a short walk to the High Street and its local amenities, bus routes and schools. The Bristol to Bath Cycle path is only 200m away at the end of the road. There is good access to the ring road and the motorway network. In our opinion this delightful property will suit the young professionals/small family. We fully recommend an early viewing to avoid disappointment. Energy Rating E. Council Tax Band D.

\*Please Interact With Our Market Leading Virtual Tour\*

