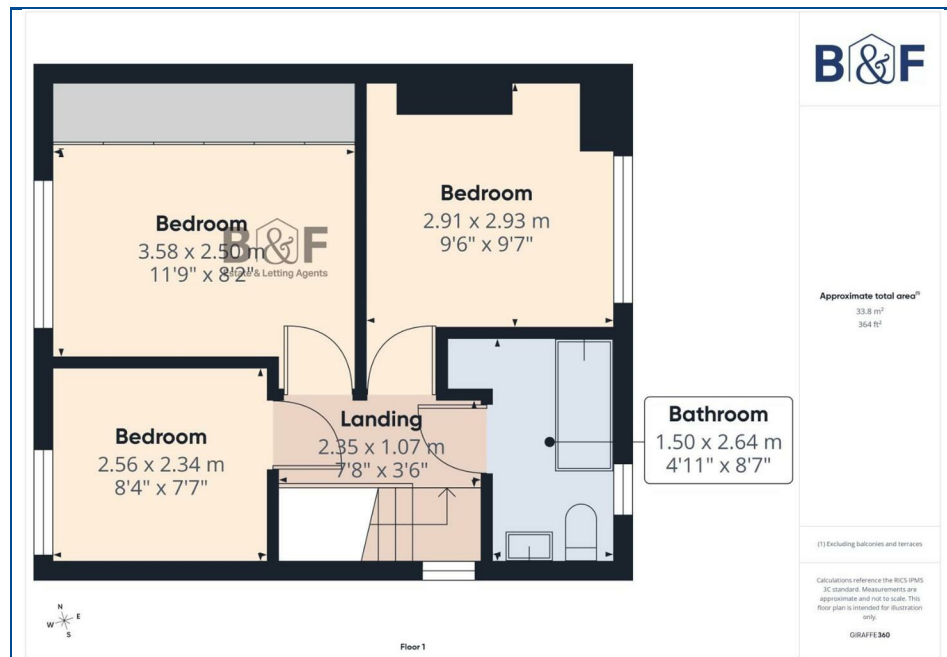


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- No Onward Chain
- Three Bedrooms
- Popular Location
- Semi- Detached House
- Off Street Parking
- Good Amenities

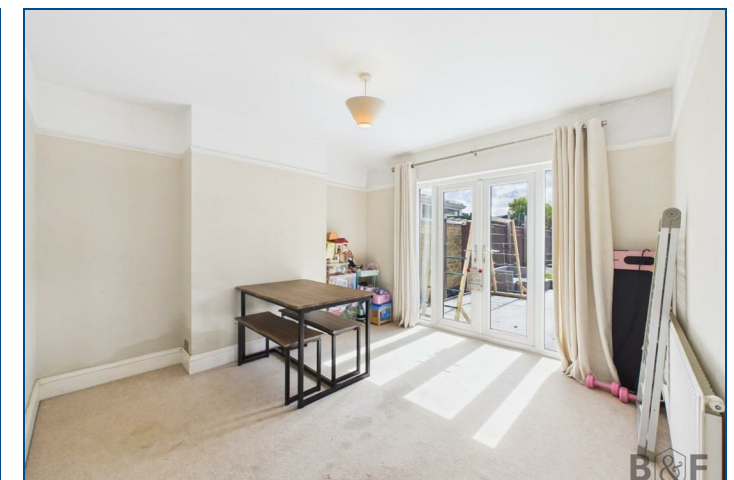
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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



**10 Duncombe Lane, Speedwell, Bristol, BS15 1NR**  
**Offers Over £350,000**



Entrance Hallway 11'10" x 5'6"

Lounge 12'6" x 12'9"

Dining Room 11'3" x 11'5"

Kitchen 17'6" x 6'10"

Landing 7'8" x 3'6"

Bedroom One 11'8" x 8'2"

Bedroom Two 9'6" x 9'7"

Bedroom Three 8'4" x 7'8"

Family Bathroom 4'11" x 8'7"

Fully Enclosed Garden

Off Street Parking

Offered to the market with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers and investors alike.

The accommodation comprises an entrance hallway, lounge, separate dining room, and fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a fully enclosed rear garden, providing a private outdoor space ideal for families and entertaining, while off-street parking to the front adds further practicality.

Situated on a popular residential road in the heart of Speedwell, the property enjoys convenient access to a wide range of local amenities, including shops, supermarkets, parks and leisure facilities. Barton Playing Fields, Bristol Brunel Academy and the nearby Coombe Brook Nature Reserve are all within easy reach, while excellent transport links provide straightforward access to Bristol City Centre, the A4174 Ring Road and the wider motorway network.

An early viewing is highly recommended to appreciate all that this home has to offer.

Council Tax band B. Energy Rating TBC.

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

