



- No Chain
- Good Size Rooms
- Requires Some Updating
- Modern Shower Room
- Garage
- Traditional House
- Popular Road and Location
- Double Glazed
- Garden
- Close to Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(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.



47 Forest Road, Fishponds, Bristol, BS16 3XF
£375,000



Hallway 12'7" x 5'10"
Living Room 10'10" x 12'9"
Dining Room 12'6" x 11'6"
Kitchen 8'9" x 7'1"
Landing 8'11" x 7'7"
Bedroom One 11'10" x 11'2"
Bedroom Two 11'5" x 12'7"
Bedroom Three 8'3" x 7'7"
Bathroom 5'6" x 6'0"
Outside
Gardens to front and Rear
Garage approached via shared drive

Offered with no chain, is this attractive double bayed three bedroom semi-detached house with enclosed garden and garage. The property has been well maintained and cared for but is probably best described as tired and requires some updating, albeit the house perfectly liveable. The accommodation comprises hallway, living room, dining room, kitchen on the ground floor with three generous bedrooms and modern shower room to the first floor. The house is situated on this popular and conveniently road, located and within walking distance of the amenities of both Fishponds and Staple Hill. The Bristol to Bath cycle path is a stones throw away. There is good access to to the motorway network and Bristol City Centre. Don't miss the opportunity to make this lovely house your new home.

Energy Rating E. Council Tax Band C.

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

