

- Three Bedrooms
- Fitted Kitchen
- Good Order
- Off-Street Parking
- Enclosed Garden
- Conservatory
- Gas Central Heating
- uPVC Double Glazing
- Garage
- Popular Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(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.

# Brunt & Fussell

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

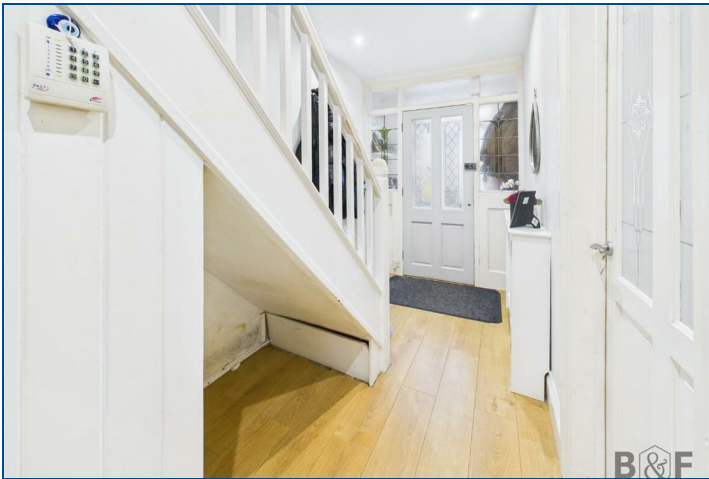
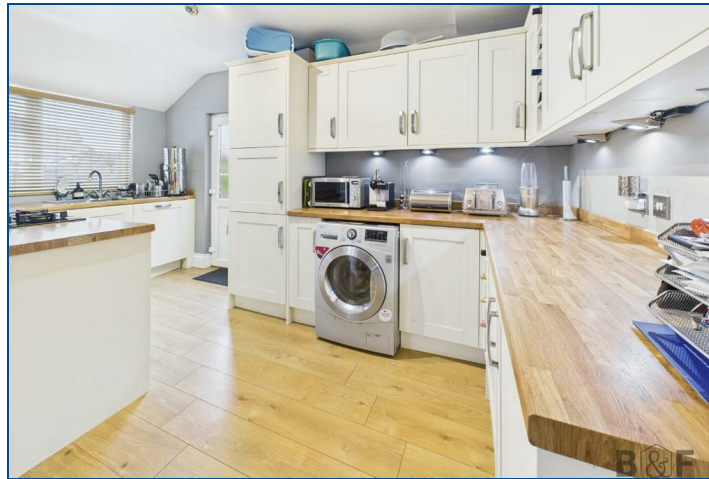


**11 Crossfield Road, Staple Hill, Bristol, BS16 4SJ**  
**£375,000**



A fine three bedroom end of terrace house with conservatory, enclosed garden, garage and off street parking to the front and rear of the property. The house benefits from fitted Shaker style kitchen and modern family bathroom. The property has a modern gas boiler supply the central heating and uPVC double glazed windows. The accommodation comprises storm porch, hallway, living room, fitted kitchen, dining room, conservatory to the ground floor with three bedrooms and family bathroom to the first floor level. Situated on this popular road close to the Tynings School, bus routes, Page Park and the Bristol to Bath cycle track. Viewing strongly recommended. Energy Rating D. Council Tax B.

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



**Storm Porch 2'1 x 5'11**

Via stained glass double glazed double doors. front door to...

**Hallway 14 x 12'2**

Stairs to first floor, laminate floor, under stairs cupboard and alcove, radiator, doors to.

**Living Room 14'10" x 12'2 into the bay**

Feature fireplace, radiator, tv point.

**Dining Room 12'1" x 11'10**

Laminate floor, two radiators, French doors to conservatory, opening to...

**Kitchen 15" x 7'2**

Stainless steel single drainer sink unit, excellent range of Shaker style wall and base units, ample working surfaces, gas hob, electric oven, plumbing for automatic washing machine, two matching wine rack, integrated dish washer, fridge freezer, Vaillant wall boiler supplying central heating and hot water, upvc double double glazed door to rear.

**Conservatory 9'3" x 7'11**

Tiled floor, tv point, upvc French doors to rear garden.

**First Floor Landing 8'11 x 4'3**

Access to loft space, mains smoke detector, stripped doors to...

**Bedroom One 12 x 11'2**

Radiator.

**Bedroom Two 12 x 10'6**

Fitted wardrobes, radiator.

**Bedroom Three 8'8 x 7'8**

Radiator.

**Family Bathroom 6' x 6'11**

White Suite comprising panel bath with mains shower over, pedestal wash hand basin, close couple wc, heated towel rail.

**Front Garden**

Principally laid to Tarmac offering off street parking.

**Rear Garden 60'0")**

Fence enclosed garden, principally laid to lawn with large patio, borders with various flowers and shrubs, patio area.

**GARAGE**

Tarmac for additional parking via double gates.

