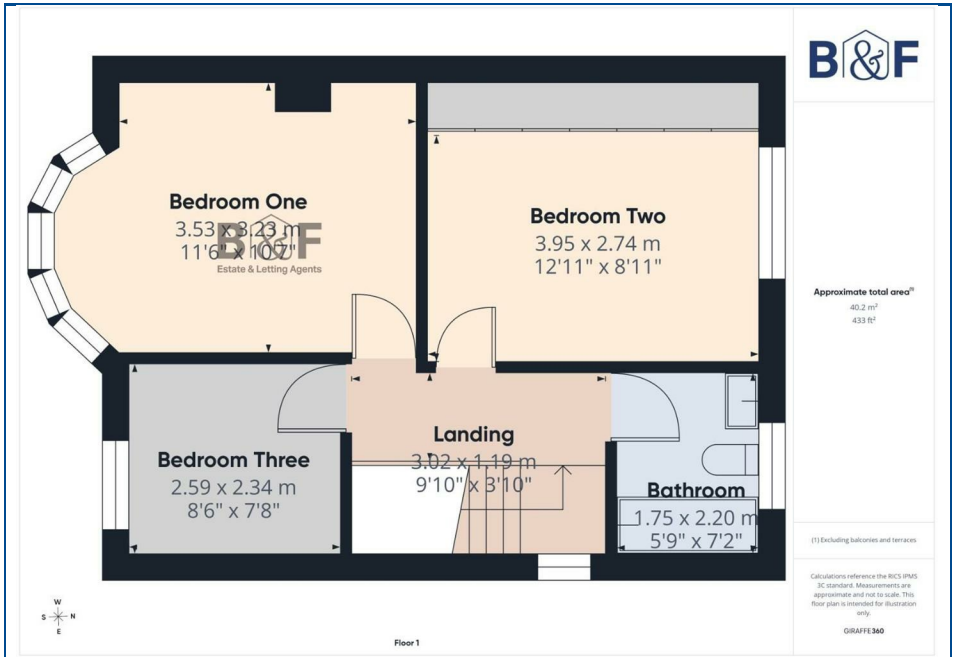
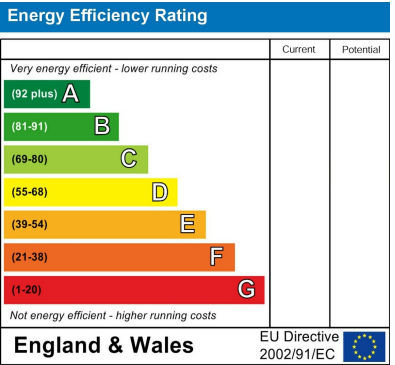




- No Onward Chain
- Two Reception Rooms
- Modern Bathroom
- Ample Parking
- Popular Road
- Three Bedrooms
- Fitted Kitchen
- Enclosed Garden
- Garage
- Lovely Family Home



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



51 Hollyguest Road, Hanham, Bristol, BS15 9NN
£350,000



Storm Porch 1'9 x 5'9

Hallway 13'8 x 5'10

Living Room 11'8 x 12'2

Dining Room 12'11 x 10'3

Kitchen 15' x 7'9

Landing 9'10 x 3'10

Bedroom One 11'6 x 10'7

Bedroom Two 12'11 x 8'11

Bedroom Three 8'6 x 7'8

Bathroom 5'9 x 7'2

Outside

Front Garden

Off Street Parking

Garage

Rear Garden

Offered with no onward chain, is this fine three bedroom semi-detached house with enclosed garden, garage and off-street parking. The property has been well maintained and is in good order throughout, benefitting from a new central heating boiler approximately 2 years ago, double glazing, modern fitted kitchen and bathroom facilities. The accommodation comprises storm porch, hallway, living room, dining room, fitted kitchen on the ground floor with three generous bedrooms with fitted wardrobes and family bathroom to the first floor. The house is situated on this popular, yet quiet road with lovely views. The property is close to local amenities, bus routes, schools (including Beacon Rise) and has good access to the ring road and Bristol and Bath. We fully recommend an early viewing.
Energy Rating TBC. Council Tax D.

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

