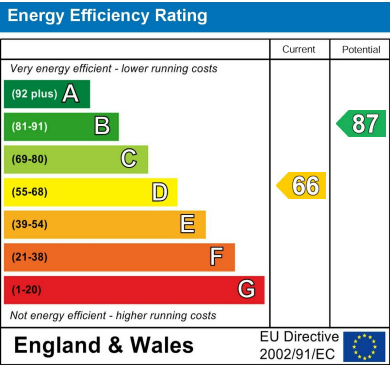
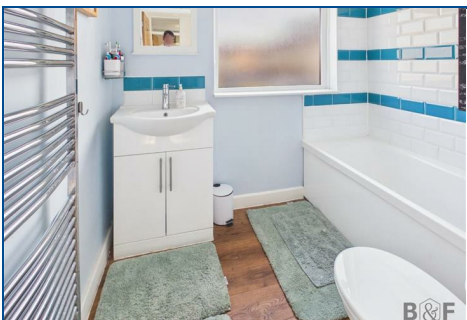
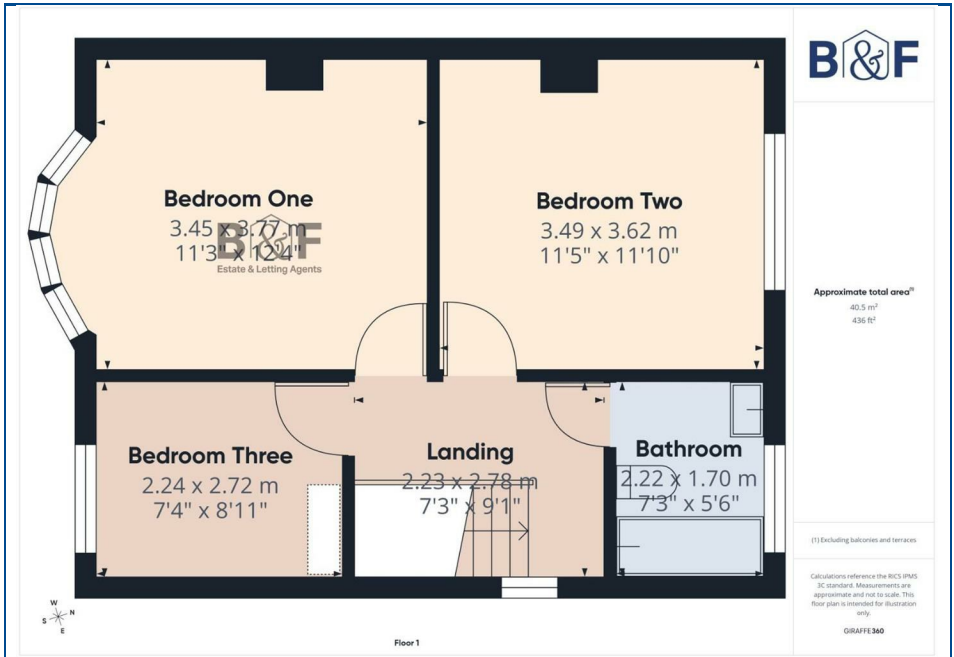
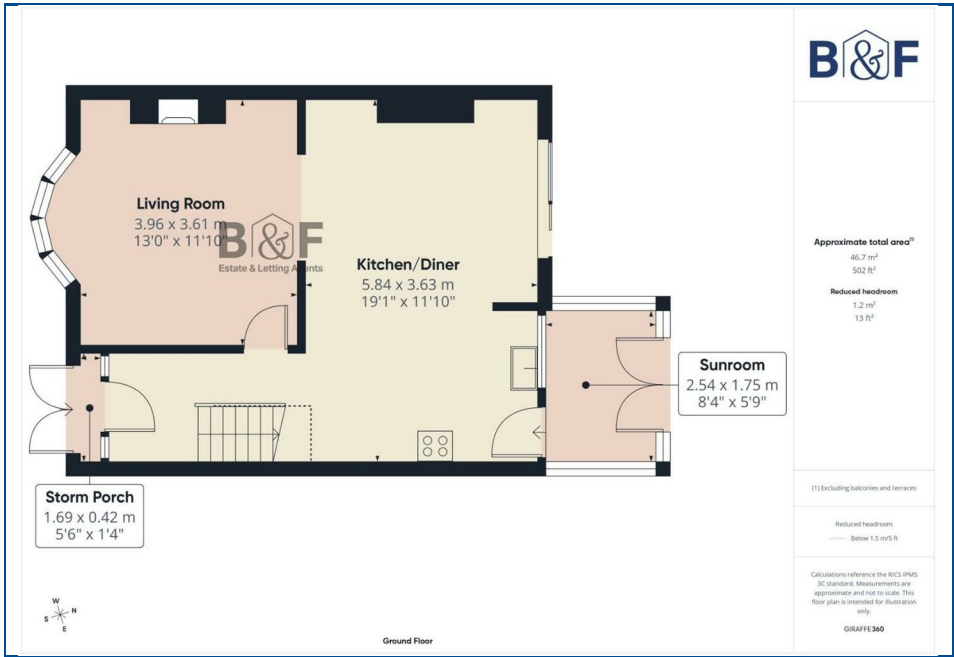




MONEY LAUNDERING REGULATIONS 2003

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



26 Gordon Avenue, Whitehall, Bristol, BS5 7DT
£450,000



- Storm Porch
- Hallway
- Living Room
- Kitchen/Diner
- Sun Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Front Garden
- Off Street Parking
- Garage
- Rear Garden

We are delighted to offer for sale this splendid traditionally built 1930's, double bayed three bedroom end of terrace home with enclosed garden, ample off-street parking and garage. The roof was replaced in 2014. The house sympathetically renovated in 2018 to include rewire, new gas central heating system, fitted kitchen and bathroom and replastering throughout. Most of the double glazing has been replaced and the front bay windows have just been fitted. A new front door is to be fitted at the end of August. The property is in very good decorative order throughout. The accommodation comprises storm porch, hallway, living room, fitted kitchen/diner and sun room to the ground floor with three generous bedrooms and family bathroom on the first floor. The property is filled with natural light, which is one of the things the current owners have loved most about living in the house. They enjoy morning coffee in the garden and spending summer evenings outdoors, with lovely views of the cricket field. Situated on this sought after road, close to local amenities, bus routes and having good access to the Bristol City Centre and the motorway network. It's just a short stroll to St George Park and to Church Road. We fully recommend an early viewing. Energy Rating D. Council Tax band C.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

