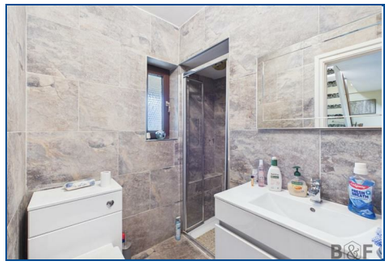
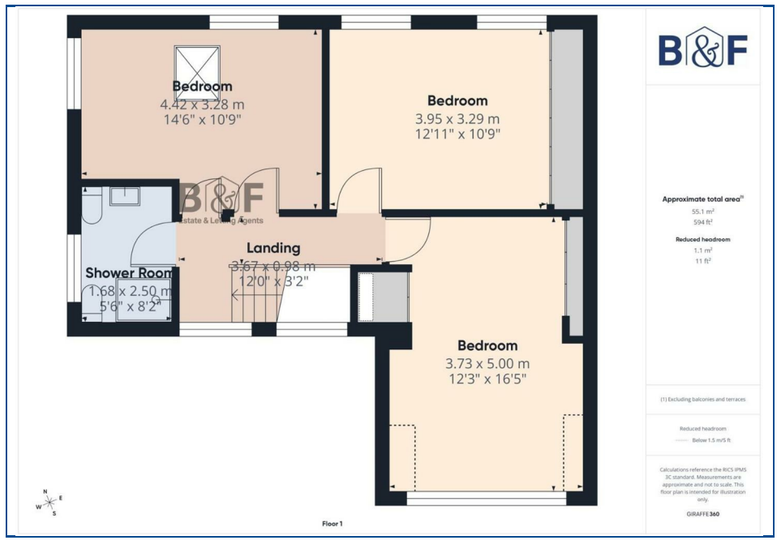
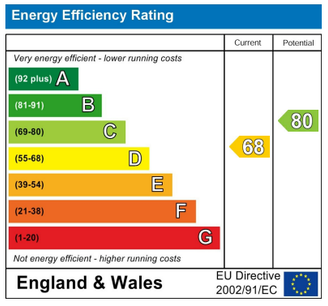




- Individual Detached Home
- Large Plot with Scope
- Double Garage
- Close to Schools
- Great Opportunity
- Huge Potential
- Ample Parking
- No Onward Chain



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.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

15 Stanbridge Road, Downend, Bristol, BS16 6AW

£495,000

A unique opportunity to purchase this sizable detached home with no onward chain, situated in a popular location, close to schools and other local amenities of Mangotsfield and Downend. This ideal family sized home has been well cared for but now requires redesigning, updating and modernising, to then provide an opportunity for a potential buyer to own a house of their dreams! Sat in a large footprint with plenty of scope to extended (subject to planning consent), the ground floor is expansive, offering receptions, shower room, with the flexibility of ground floor bedrooms. Also boasting good sized kitchen, utility, storage space and double garage. Formerly designed a four bedrooms, the upstairs is configured to three large bedrooms as a lift has been installed from the kitchen to one of the bedrooms, plus a modern shower room. The property is doubled glazed, gas centrally heated, offers ample parking and a delightful and individual tiered rear garden, offering potential over various levels. There is also a good sized level front garden. Energy Rating D, Council Tax Band E.

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

Hallway

Reception Room / Bedroom

Hallway

Shower Room

Lounge Diner

Conservatory

Kitchen

Additional Entrance

Rear Lobby

Store

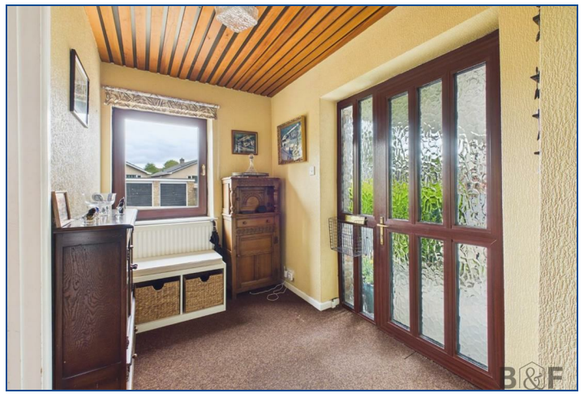
Utility Room

Double Garage

Landing

Bedroom

Bedroom

Bedroom

Shower Room