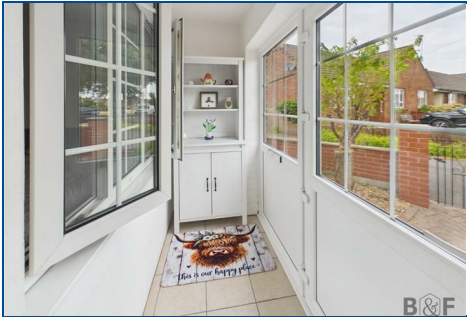




- No Onward Chain
 - Modern Shower Room
 - Living Room
 - Gas Central Heating
 - Mature Garden
- Fitted Kitchen
 - Large Conservatory
 - Double Bedroom
 - Double Glazing
 - Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

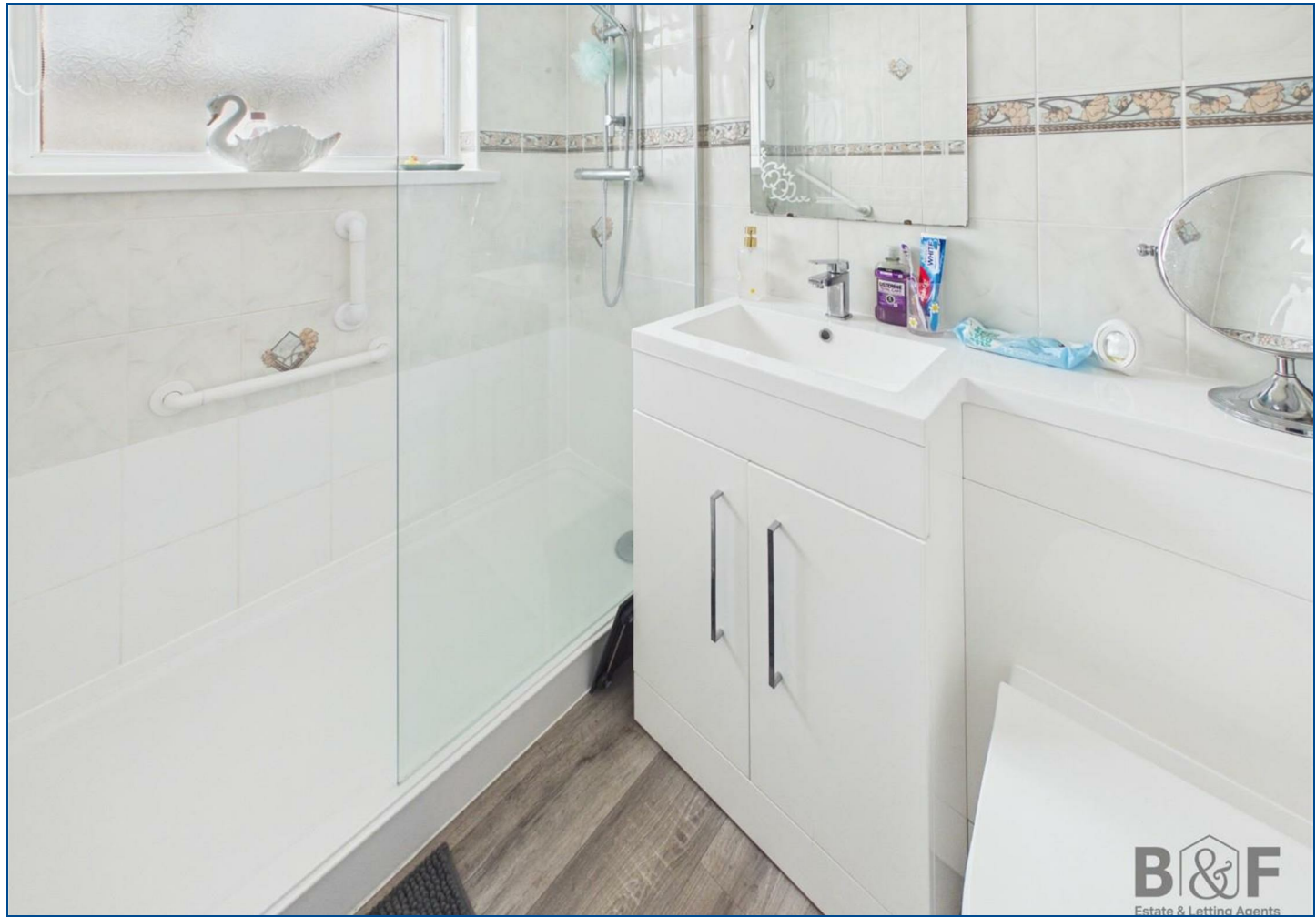
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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



37 Streamside, Mangotsfield, Bristol, BS16 9EA
£245,000



[Storm Porch](#)
[Hall](#)
[Living Room](#)
[kitchen](#)
[Conservatory](#)
[Shower Room](#)
[Bedroom](#)
[Outside](#)

OFFERED WITH NO ONWARD CHAIN. We are delighted to offer for sale this splendid one bedroom semi-detached bungalow with large conservatory, lovely enclosed mature garden and off-street parking. The property lends it self to be extended (subject to the usual planning permissions). Benefits include double glazing, gas central heating, modern fitted kitchen and shower room.

The accommodation comprises storm porch, hallway, living room, kitchen, double bedroom, shower room and conservatory. Situated in this popular cul-de-sac with good access to bus routes and local amenities. In our opinion this delightful home would ideally suit a first-time buyer or someone who would like to downsize to enjoy their later years. We fully recommend an internal inspection.

Energy Rating D. Council Tax Band A.

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

