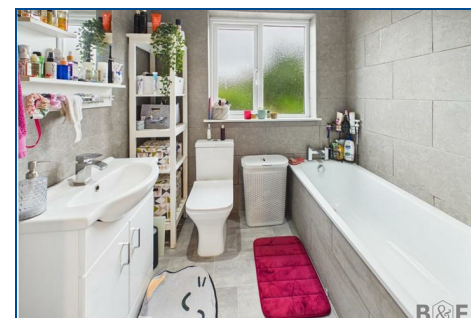
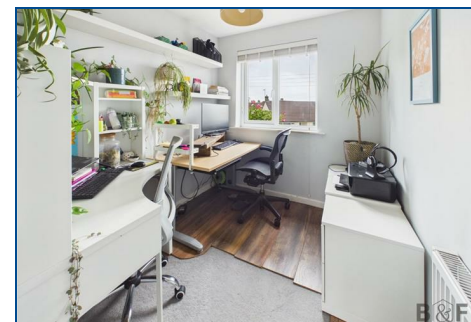
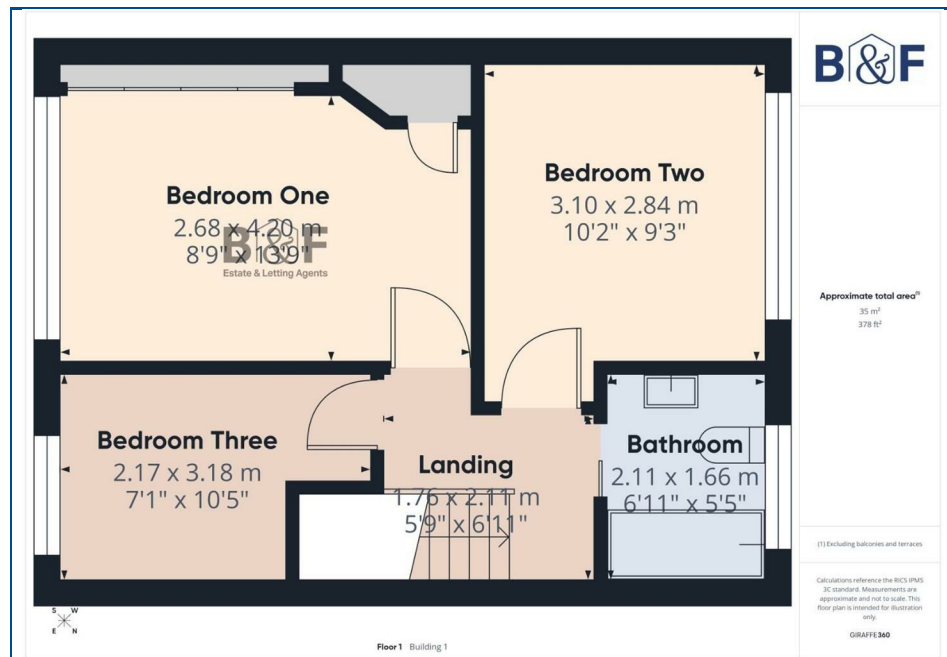
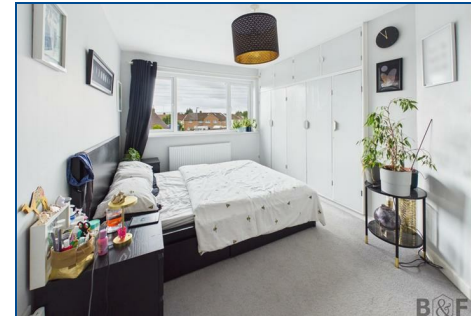
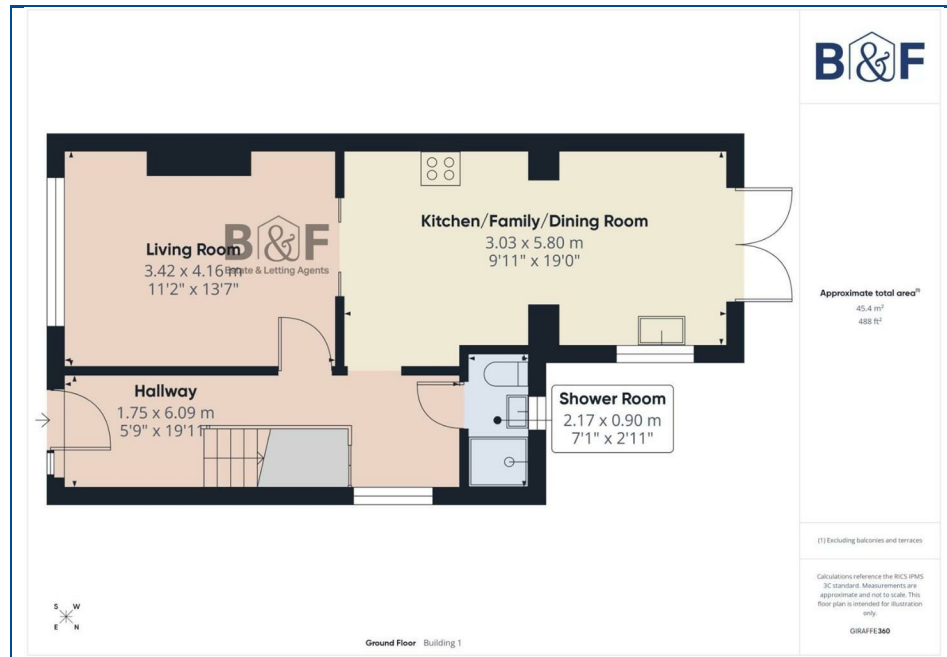


# Brunt & Fussell

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



- Recently Modernised and Extended
- Two Bathrooms
- Fitted Kitchen/Family/Dining Room
- Gas Central Heating
- Detached Garage
- Three Bedrooms
- Living Room
- Double Glazed
- Enclosed Garden
- Opportunity to Convert Front Garden For Parking

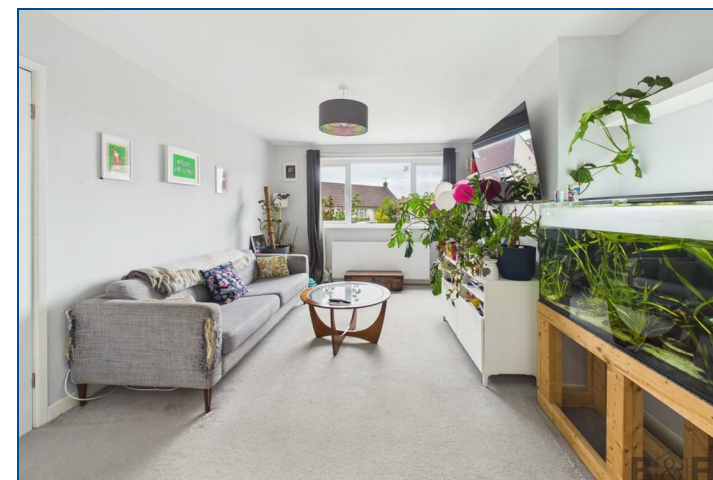
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>44</b>	
England & Wales	
EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

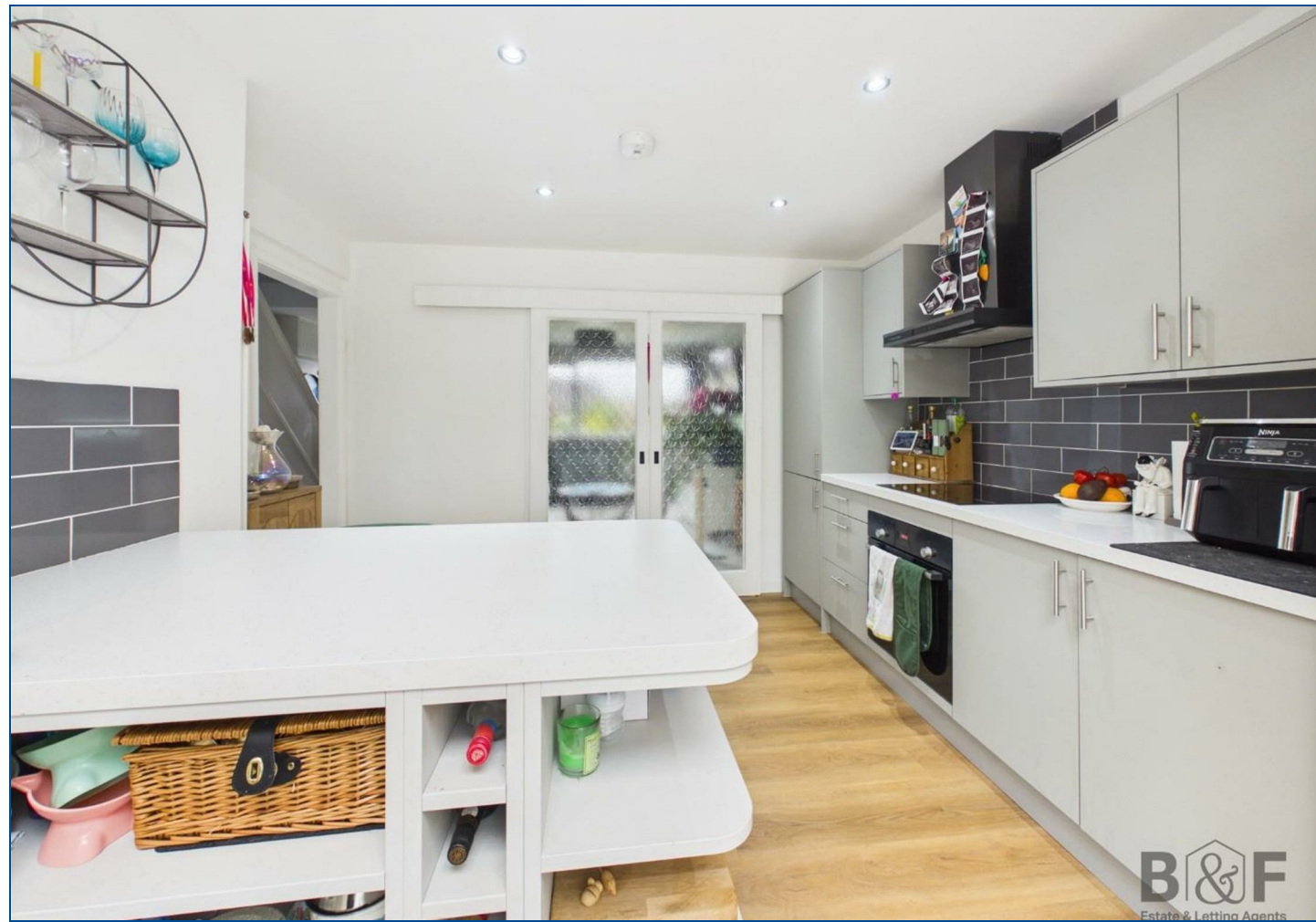
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.



**117a Holly Hill Road, Bristol, BS15 4DL**  
**£350,000**



- Hallway 5'9 x 19'11
- Shower Room 7'1 x 2'11
- Living Room 11'2 x 13'7
- Kitchen/Family/Dining Room 9'11 x 19
- Landing 5'9 x 6'11
- Bedroom One 8'9 x 13'9
- Bedroom Two 10'2 x 9'3
- Bedroom Three 7'1 x 10'5
- Bathroom 6'11 x 5'5
- Outside
- Generous Front Garden
- Enclosed Rear garden
- Detached Garage 9'3 x 17'3

We are delighted to offer for sale this splendid extended three bedroom end of terrace house with fully enclosed garden, side access, rear access, a store, and detached garage with water (and the option for electricity and heating). There is a generous size front garden that could be converted to off street parking for three cars. The property has been extended and renovated to a good standard in recent years to include rewiring, replastering, a new boiler and heating system, extended fitted kitchen/family/dining room with appliances, new bathroom and completely redecorated throughout. The accommodation comprises hallway, living room, kitchen/family/dining room and shower room on the ground floor level with three bedrooms and bathroom on the first floor. Other benefits include gas central heating and double glazing. Situated on this popular road with good access to the ring road, motorway network, and Bristol to Bath Railway (cycle) path. There are good bus routes and schools being close by. We fully recommend an early viewing. Energy Rating E. Council Tax B.

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

