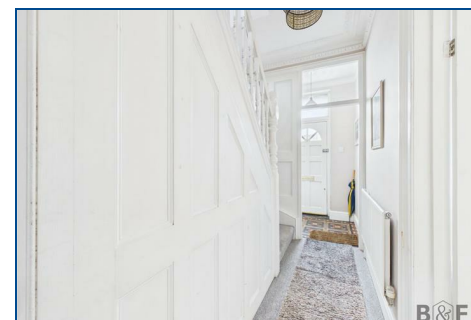
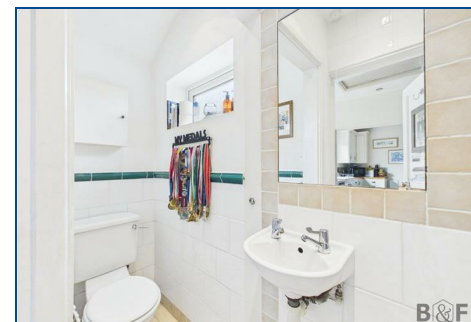
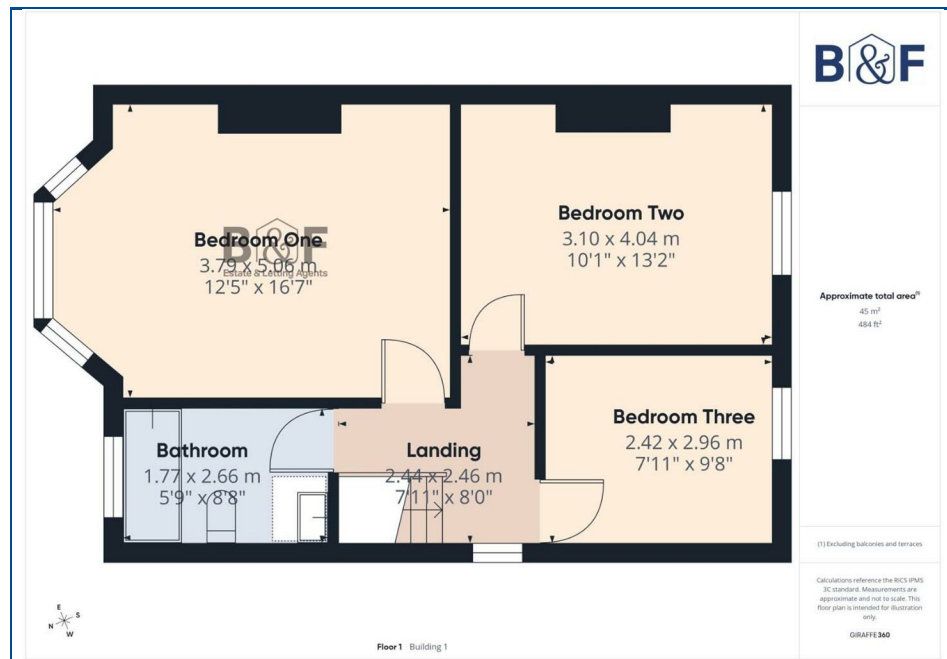
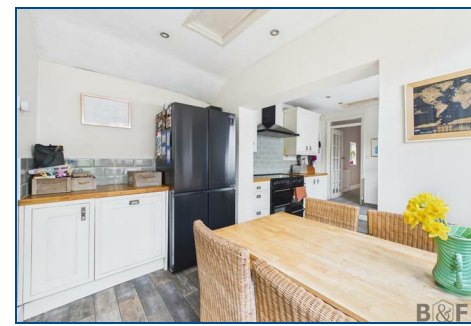


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Period Semi-Detached Home
- Gas Central Heating
- Modern Kitchen/Diner
- Two Reception Rooms
- Home Office/Gym
- Good Order
- Double Glazing
- Shower Room and Bathroom
- Three Bedrooms
- Off-Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	76
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.



338 Lodge Causeway, Fishponds, Bristol, BS16 3PQ
£405,000



- Entrance Vestibule 5'10" x 3'10"
- Hallway 3'3" x 9'0"
- Inner Hall 3'9" x 14'6"
- Living Room 12'1" x 16'8"
- Dining/Sitting Room 14'4" x 13'3"
- Kitchen/Diner 9'9" x 10'11"
- Kitchen 9'11" x 6'3"
- Shower Room 5'4" x 2'11"
- Landing 7'1" x 8'0"
- Bedroom One 12'5" x 16'7"
- Bedroom Two 10'2" x 13'3"
- Bedroom Three 7'11" x 9'8"
- Bathroom 5'9" x 8'8"
- Outside
- Front Garden
- Off-Street Parking
- Enclosed Rear Garden
- Home Office/Gym 7'7" x 7'10"

We are delighted to offer for sale this substantial double bayed, imposing stone fronted semi-detached house period home. The property is deceptively spacious and offers extremely versatile living accommodation, comprising: entrance vestibule, hallway, living room, dining/sitting room, kitchen/dining room, shower room on the ground floor with spacious landing, three bedrooms, family bathroom to the first floor. Outside there is an enclosed garden and home office/gym/sunroom. The house has some period features and benefits from gas central heating and double glazing. Situated in on the Lodge Causeway with in minutes from local shops, and bus routes. There is good access to the motorway network and the Bristol to Bath cycle track. This splendid home is sure to appeal to the growing family. We fully recommend an early internal viewing.

Energy Rating D. Council Tax C.

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

