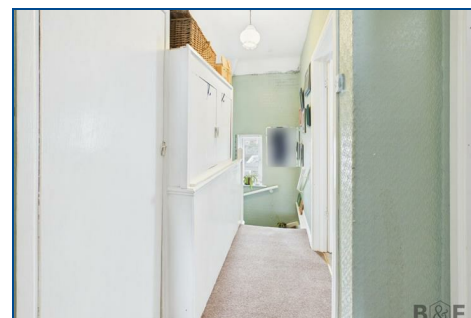
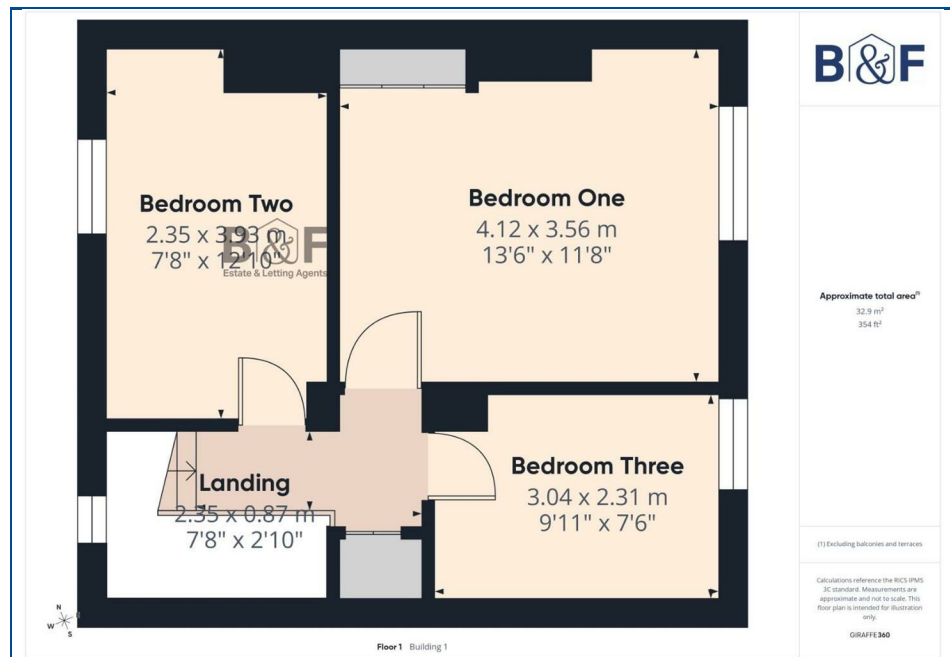
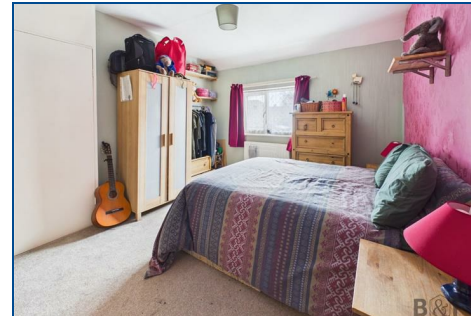
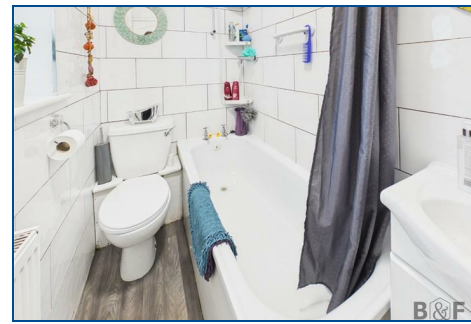
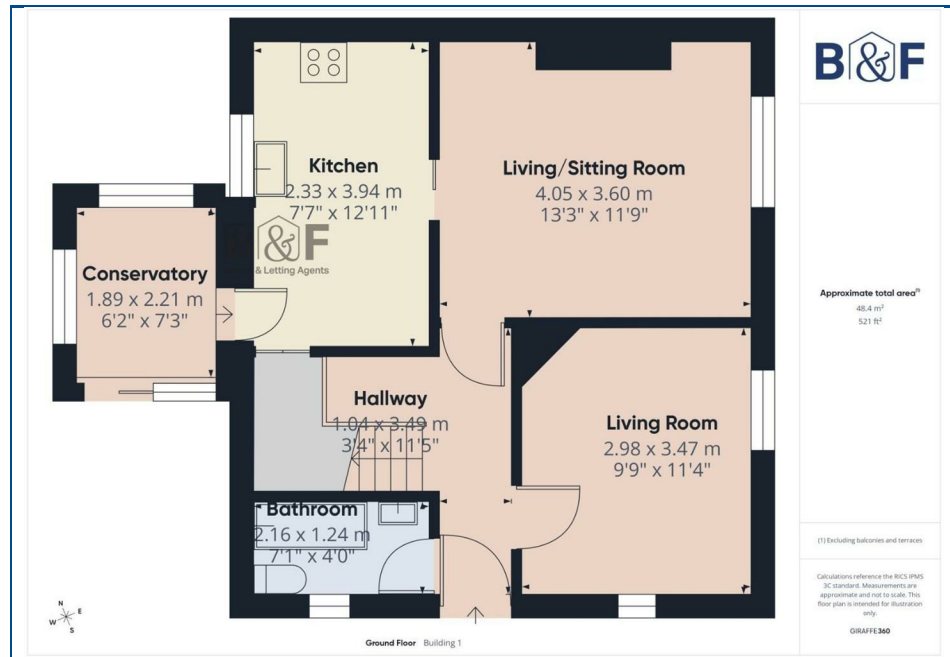


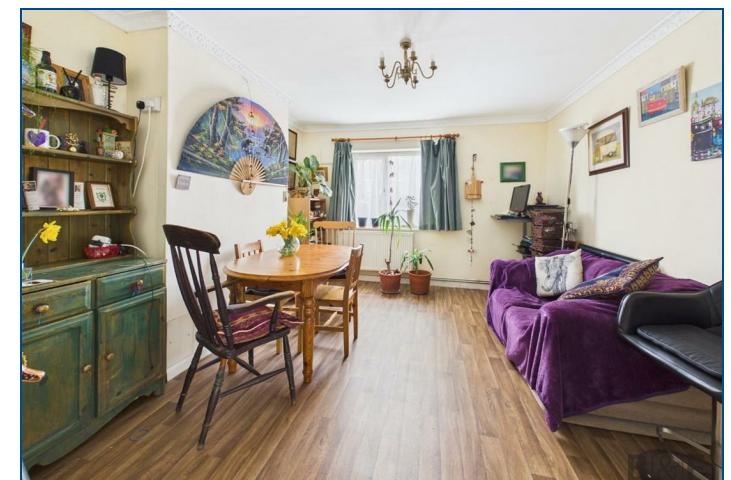
Brunt & Fussell

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



- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Gas Central Heating
- Off-Street Parking
- Insulated Hobby Room/Studio
- Kitchen
- Double Glazing
- Enclosed Garden
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(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.

103 Thicket Avenue, Fishponds, Bristol, BS16 4EQ
Offers In The Region Of £330,000



- Hallway 3'4 x 11'5
- Bathroom 7'1 x 4
- Living Room 9'4 x 11'4
- Sitting/Living room 13'3 x 11'9
- Kitchen 7'7 x 12'1
- Conservatory 6'2 x 7'3
- Landing 7'6 x 2'10
- Bedroom One 13;6 x 11'1
- Bedroom Two 7'8 x 12'10
- Bedroom Three 9'11 x 7'6
- Outside
- Front Garden
- Off-Street Parking
- Enclosed Rear Garden
- Hobby Room/Studio/Home Office 10 x 13'9

Situated on this popular road, is this fine three bedroom semi-detached house with enclosed garden, off-street parking and an insulated hobby room/studio/office. The property is in good order and benefits from gas central heating and double glazing. The accommodation comprises hallway, living room, bathroom, dining/sitting room, kitchen and conservatory to the ground floor with three double bedrooms on the first floor. The property probably an equal distance away from the shops and amenities of both Fishponds and Staple Hill. There is a good bus service and good access to the motorway network and the Bristol to Bath cycle track.

Energy Rating C. Council Tax Band B.

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

