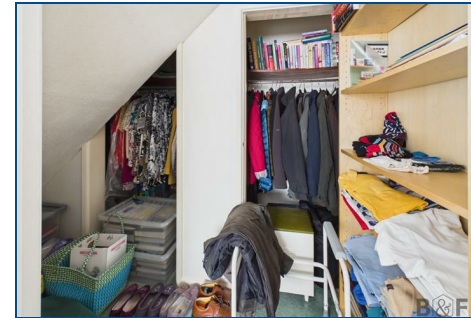
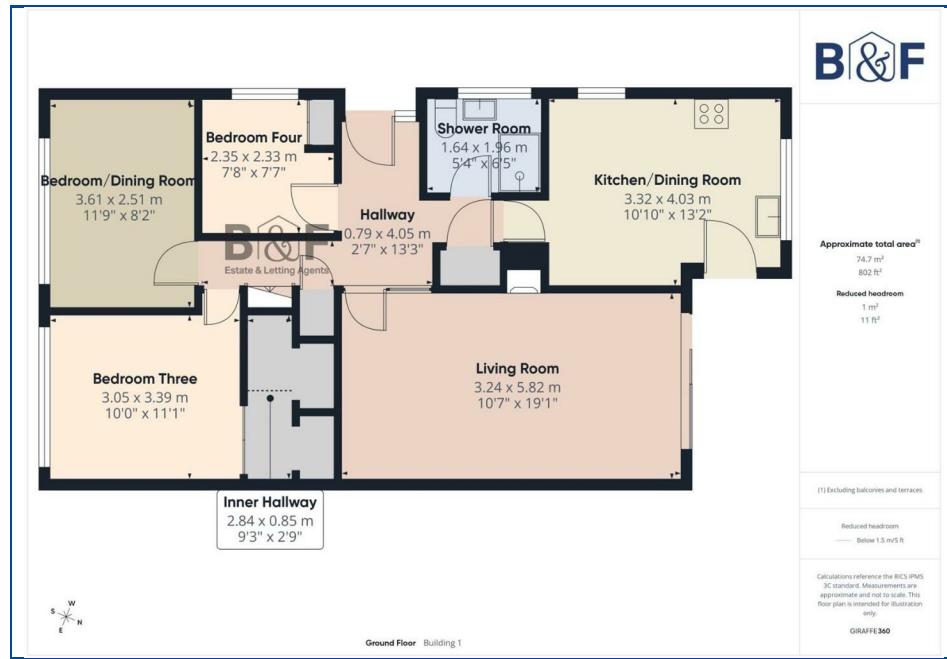
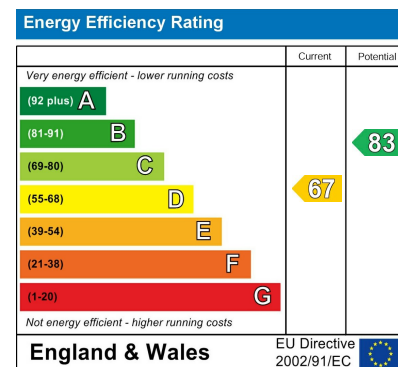


Brunt & Fussell

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



- Splendid Bungalow with no onward chain
- Living Room
- Shower Room
- Lovely Mature Gardens Backing to open fields.
- Ample Parking
- Three/Four Bedrooms
- Kitchen/Dining Room
- Ensuite Bathroom
- Garage
- Sough After Cul-de-Sac



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.



18 Orchard Road, Pucklechurch, Bristol, BS16 9QE

£475,000



Storm Porch

Hallway 2'7 x 13'3

Inner Hallway 9'3 x 2'9

Living Room 10'7 z 19'1

Dining Room/Bedroom 11'9 x 8'2

Kitchen/Dining Room 10'10 x 13'2

Bedroom Three 10 x 11'1

Bedroom Four 7'1 x 7'7

Shower Room 5'4 x 6'5

First Floor Landing 2'7 x 2'8

Bedroom One 15'9 x 9'7

Ensuite Bathroom 5'9 x 11'9

Outside

Enclosed Mature Front Garden

Drive offering ample off-street parking leading to

Garage 8'5 x 16

Storage Shed/Workshop 8'5 x 3'8

Storage Shed/Workshop 8'3 x 5'10

Fully Enclosed Garden backing on to open fields

NO ONWARD CHAIN. We are delighted to offer for sale this splendid, deceptively spacious and extremely versatile, three/four bedroom semi-detached chalet bungalow with lovely flat mature gardens, which back onto open fields. The property has ample off street parking, leading to garage with two block built storage sheds/workshop attached to the rear. The bungalow has been extended to the ground floor and has a spacious loft conversion offering the master bedroom with large storage eves cupboards and ensuite bathroom. The bungalow is situated on this sought after road in the heart of Pucklechurch Village. There is good access to the ring road and motorway network, local shops, schools and pubs. The ring road is only a short commute away. The accommodation comprises storm porch, spacious hallways, living room, kitchen/dining room, three bedrooms and shower room on the ground floor with master bedroom and large ensuite bathroom to the first floor. Other benefits include uPVC double glazing and gas central heating. Rarely do bungalows of this size and quality, become available. In our opinion the property will appeal to young families or retired couples. We fully recommend an early internal inspection. Energy Rating D. Council Tax Band C.

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

