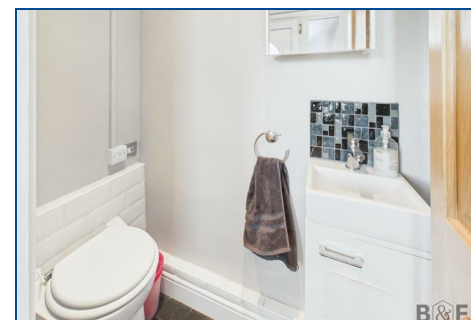
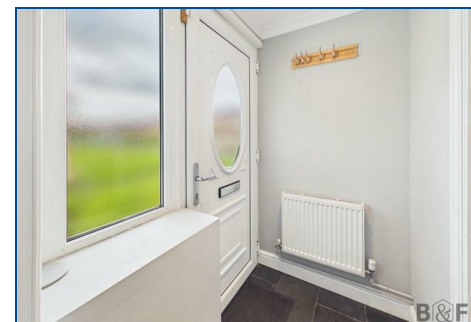
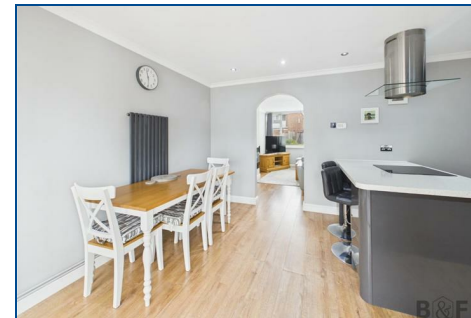
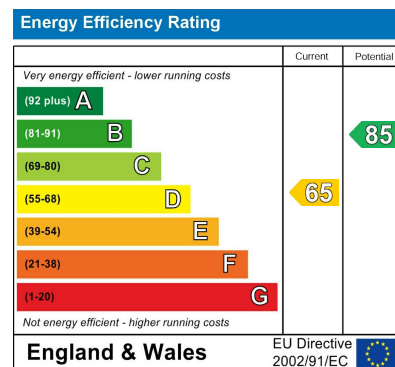


# Brunt & Fussell

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



- Stunning Three Bedroom Semi
- Enclosed Garden
- Garage
- Village Location
- Super Order Throughout
- uPVC Double Glazing
- Gas Central Heating
- Fitted Kitchen with Appliances
- Modern Bathroom
- Must Be Viewed

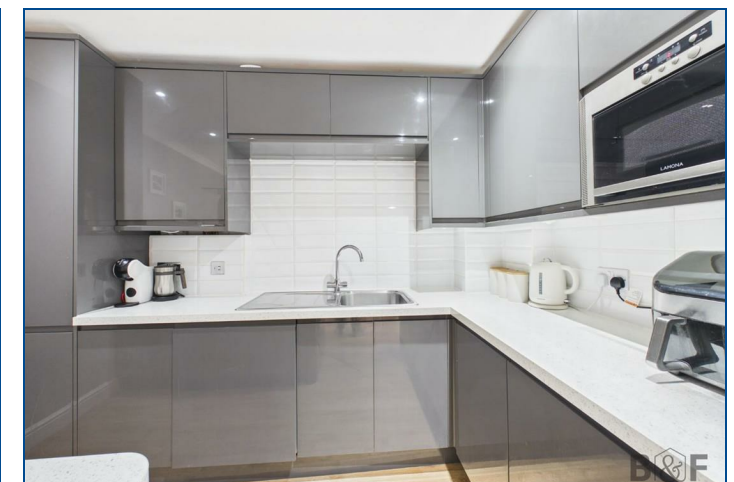
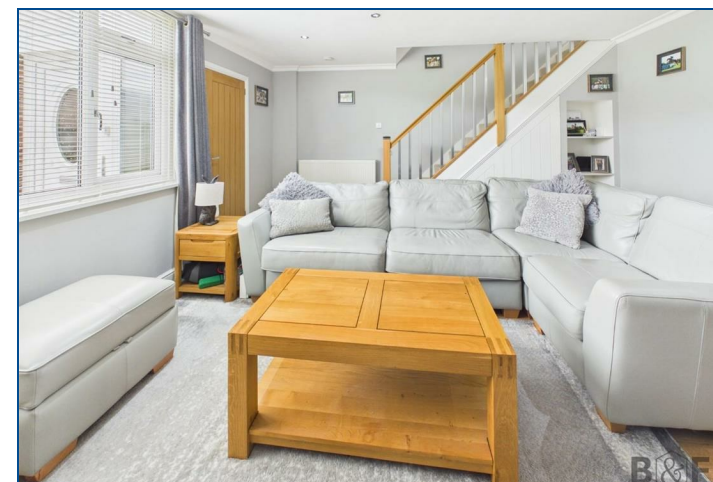


#### MONEY LAUNDERING REGULATIONS 2003

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.



**6 Woodpecker Crescent, Pucklechurch, Bristol, BS16 9ST**  
Offers In Excess Of £340,000



- Hallway 2'10" x 4'10"
- Cloakroom 2'5" x 4'10"
- Living Room 15'10" x 14'11"
- Fitted Kitchen/Dining Room 15'10" x 10'2"
- Sunroom 15'1" x 5'2"
- Landing 6'5" x 9'2"
- Bedroom One 9'0" x 12'3"
- Bedroom Two 9'2" x 10'8"
- Bedroom Three 6'6" x 7'3"
- Bathroom 6'4" x 6'0"
- Outside
- Open Plan Front Garden
- Enclosed Rear Garden
- Garage

We are delighted to offer for sale this truly stunning three bedroom semi-detached house with enclosed garden and garage. The accommodation comprises hallway, cloakroom, living room, fitted kitchen/dining room and sunroom to the ground floor with three generous bedrooms and family bathroom on the first floor. Other benefits include uPVC double glazing and recently fitted gas boiler supplying the central heating and hot water. The property is situated in the heart of Pucklechurch Village. The property sits with equal distance between Bristol and Bath, with lovely country walks on the door step. There is good access to cycle path, ring road and the motorway network. There are good schools, pubs, post office and convenience store within walking distance.

In our opinion this lovely property is sure to appeal to the first-time buyer. We fully recommend an early viewing. Energy Rating D. Council Tax Band C.

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

