

- Cul-De-Sac Location
- Two Bedrooms
- Lounge
- Courtyard Garden
- End Terrace Home
- Just Off High Street
- First Floor Bathroom
- Kitchen Diner
- GCH & D/Glazing
- Side Gated Access

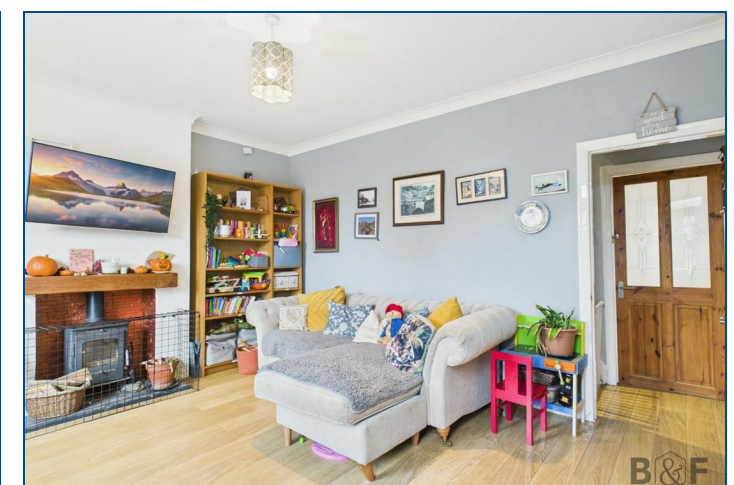
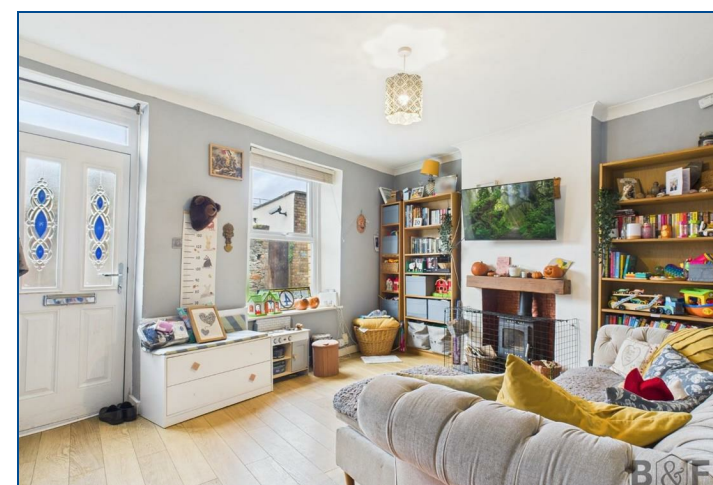
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



4 York Road, Staple Hill, Bristol, BS16 5NW
£275,000



- Living Room 13'10" x 14'1"
- Hallway 2'10" x 3'3"
- Kitchen 11'1" x 14'0"
- Landing 5'11" x 8'8"
- Bedroom One 10'5" x 14'0"
- Bedroom Two 8'0" x 8'0"
- Bathroom 11'2" x 5'2"
- Fully Enclosed Courtyard Garden

Situated in a quiet cul-de-sac just off Broad Street with excellent access to all amenities of Staple Hill is this ideal first purchase. This stone built end terrace cottage style home is conveniently located close to shops, Page Park and the Bristol to Bath cycle path and comprises, lounge and kitchen diner to the ground floor with two double bedrooms and bathroom on the first floor. Outside is a pathway to the side of the property for cycles to the rear lovely rear courtyard garden. With double glazing and gas central heating, viewing is highly recommended. Energy Rating D, Council Tax Band B.

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

