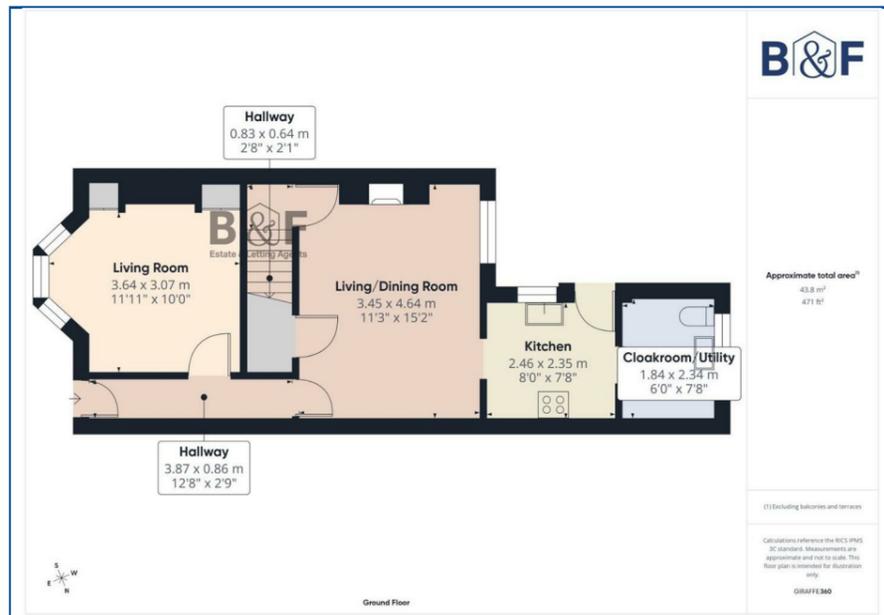


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Two Double Bedrooms
- Two Reception Rooms
- Cloakroom/Utility Room
- South Facing Garden
- Popular Road
- Super Period House
- Fitted Kitchen
- Lovely Shower Room
- Double Glazing and Gas CH
- Must Be Viewed

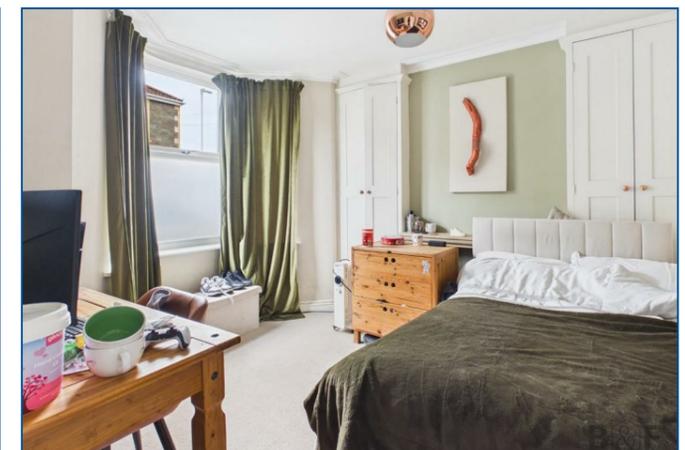
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

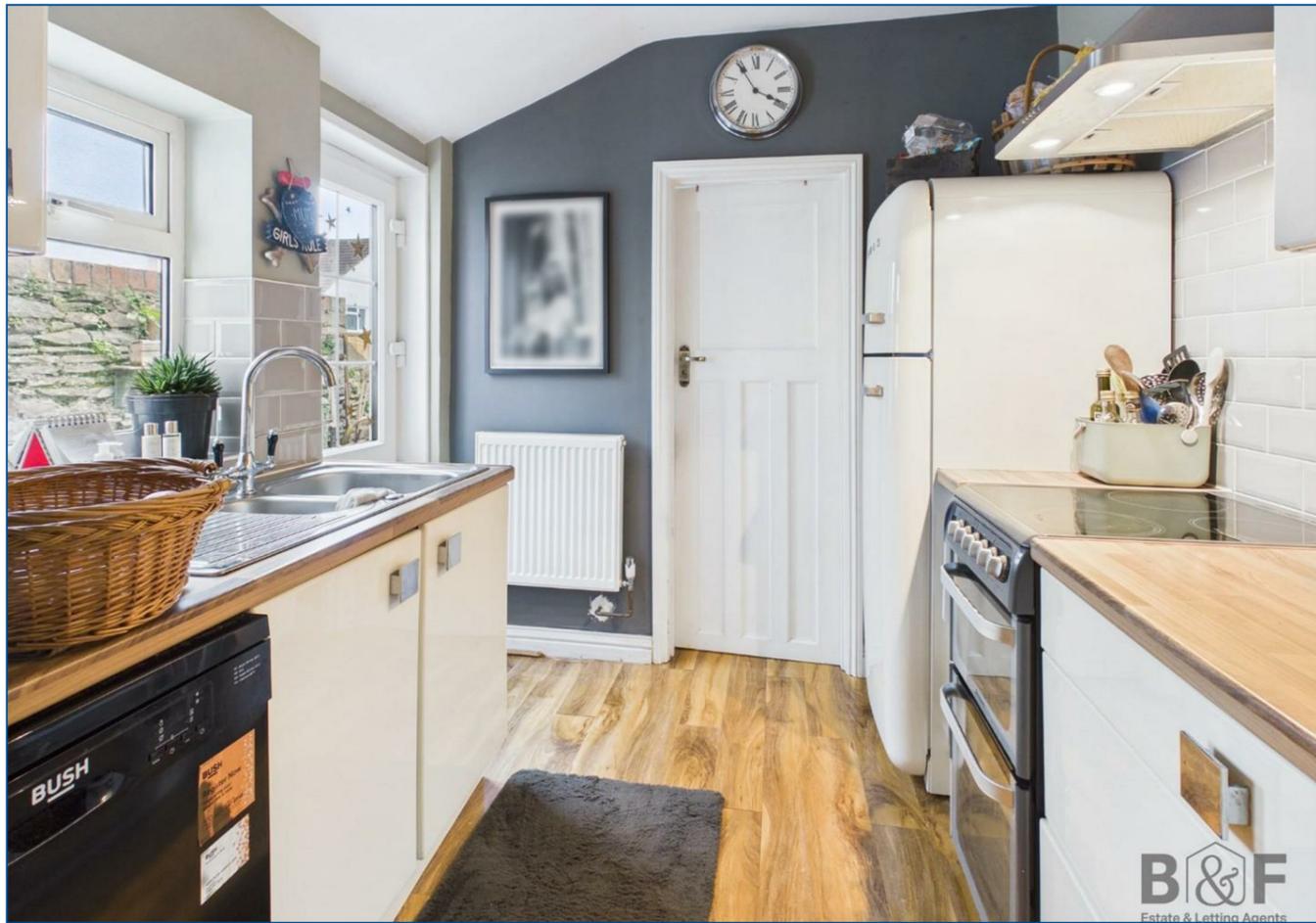
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.



**3 Edgeware Road, Staple Hill, Bristol, BS16 4LZ**  
**Offers Over £320,000**



- Hallway 12'8 x 2'9
- Living Room 11'11 x 10
- Living/Dining Room 11'3 x 15'2
- Hallway 2'8 x 2'1
- Stairs leading to first floor.
- Kitchen 8 x 7'8
- Cloakroom/Utility Room 6 x 7'8
- Landing 5'8 x 2'9
- Bedroom One 9'10 x 15'3
- Bedroom Two 11'10 x 8'4
- Shower Room 8'4 x 5'9
- Outside
- Small Walled Garden
- Enclosed Rear Garden

A fine two bedroom mid-terrace period house with enclosed West facing garden. The property is in good order throughout and benefits from modern fitted kitchen and shower room facilities, double glazing, and gas central heating. The property is full of character and the accommodation comprises hallway, living room, living/dining room, fitted kitchen to the ground floor, with two bedrooms and shower room on the first floor. Outside there is a fully enclosed garden with rear pedestrian access. Situated on this popular road in the heart of Staple Hill, only a short walk to the High Street and its local amenities, bus routes and schools. The Bristol to Bath Cycle path is at the end of the road. There is good access to the ring road and the motorway network. We fully recommend an early viewing.  
Energy Rating D. Council Tax Band B.

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

