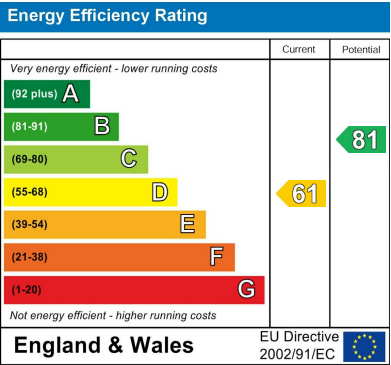




- Three Bedrooms
- Beautiful Garden
- Off Street Parking
- Detached Bungalow
- Modern Boiler
- Popular Location



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.

# Brunt & Fussell

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



32 Boscombe Crescent, Downend, Bristol, BS16 6QR  
£450,000





Entrance Vestibule 3'4" x 5'6"

Lounge 16'1" x 14'8"

Hallway 3'1" x 7'5"

Kitchen 12'11" x 13'4"

Dining Room/ Conservatory 9'1" x 11'10"

Bedroom One 12'11" x 11'6"

Bedroom Two 15'7" x 7'10"

Bedroom Three 11'8" x 8'11"

Bathroom 5'5" x 7'4"

Fully Enclosed Garden

Offered for sale with no onward chain is this well-presented three-bedroom detached bungalow is set on a popular road in Downend and offers spacious, versatile living with the added benefit of a conservatory, generous landscaped gardens, and ample off-street parking. The accommodation includes a entrance vestibule, a spacious lounge, a kitchen/breakfast room, a bright conservatory/dining area, three double bedrooms, and a modern family bathroom. The property has been well maintained throughout and also features gas central heating and uPVC double glazing. Energy Rating D. Council Tax D.

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

