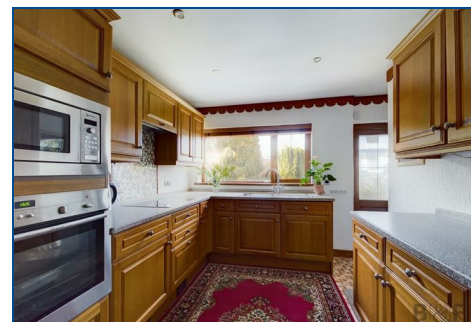
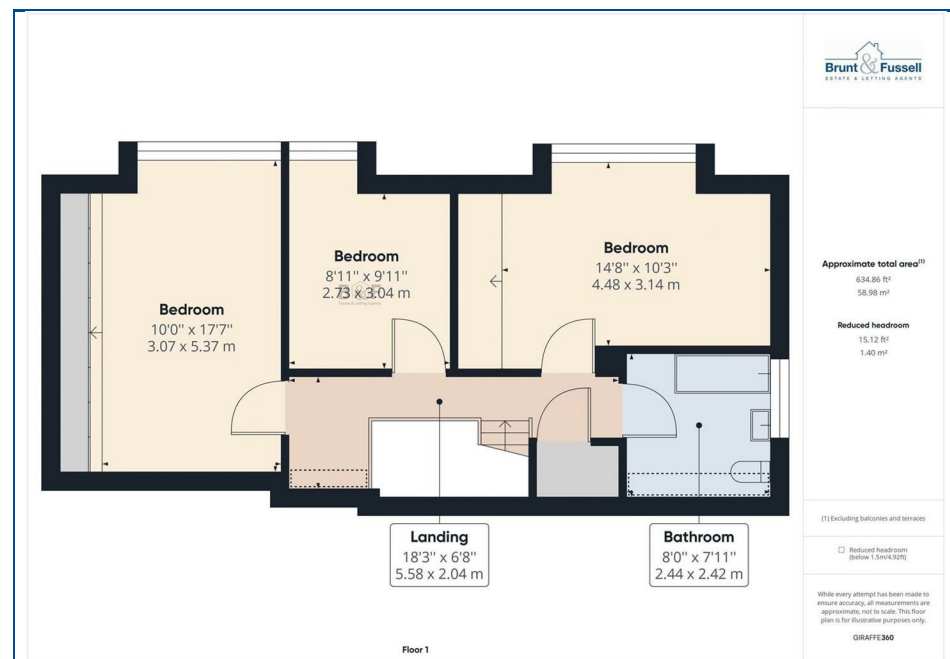
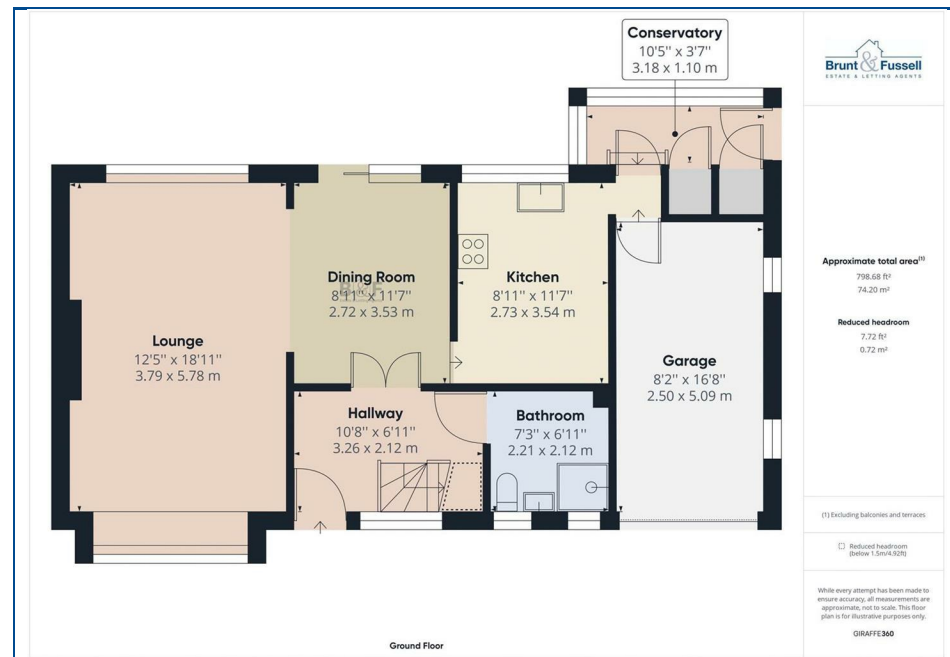
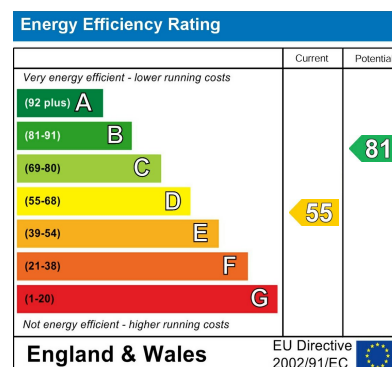


# Brunt & Fussell

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



- Detached House
- Good Order
- Double Glazing
- Garage
- Sought After Road
- Three Double Bedrooms
- Gas Central Heating
- Mature Garden
- Ample Off-Parking
- No Onward Chain



## 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 Charnhill Drive, Mangotsfield, Bristol, BS16 9JL**  
**£485,000**



Hallway 10'8" x 6'11"

Living Room 18'11" x 12'5"

Dining Room 11'7" x 8'11"

Shower/Utility Room 7'3" x 6'11"

Kitchen 11'7" x 8'11"

Conservatory 10'5" x 3'7"

First Floor Landing 18'3" x 6'8"

Bedroom One 17'7" x 10'0"

Bedroom Two 14'8" x 10'3"

Bedroom Three 9'11" x 8'11"

Bathroom 8'0" x 7'11"

Outside

Front Garden Offering Ample Parking

Fully Enclosed Mature Rear Garden

Integral Garage 16'8" x 8'2"

Offered with no onward chain. It is our pleasure to offer for sale, this splendid three bedroom detached family home with lovely enclosed mature garden, garage and ample-off street parking,

The property is in good order throughout and comprises; hallway, shower room/utility room,. living room, dining room, fitted kitchen, three double bedrooms and family bathroom. The house was purchased as a four bedroom, but converted to a large master, but could be easily converted back (The window has been kept inside the wardrobe), and a single bedroom or an office room could be put in that space. The garage is accessible internally so offers scope for good additional storage, or can be converted into further living space.

Situated on this sought after road, close to to the Bristol to Bath cycle track, bus routes, Page Park and local amenities of Mangotsfield, Staple Hill, Downend and the ring road with links to the motorway network is a short commute away. The property is in the catchment for all local schools.

We fully recommend an early viewing.

Council Tax E. Energy Band D.

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

