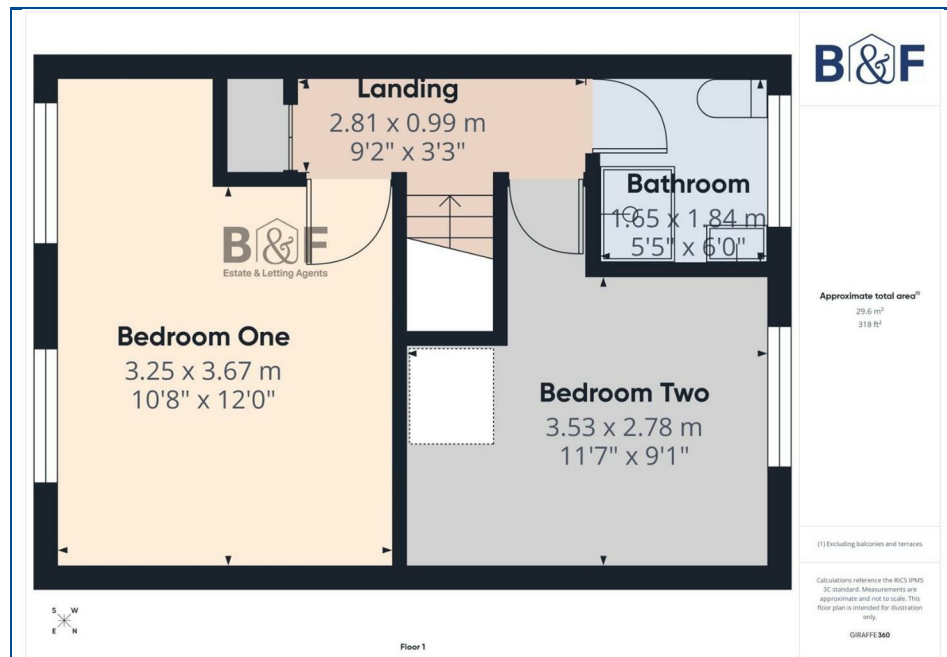
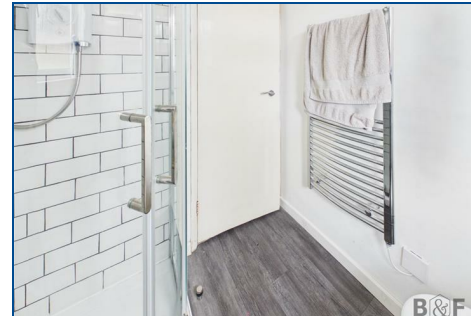
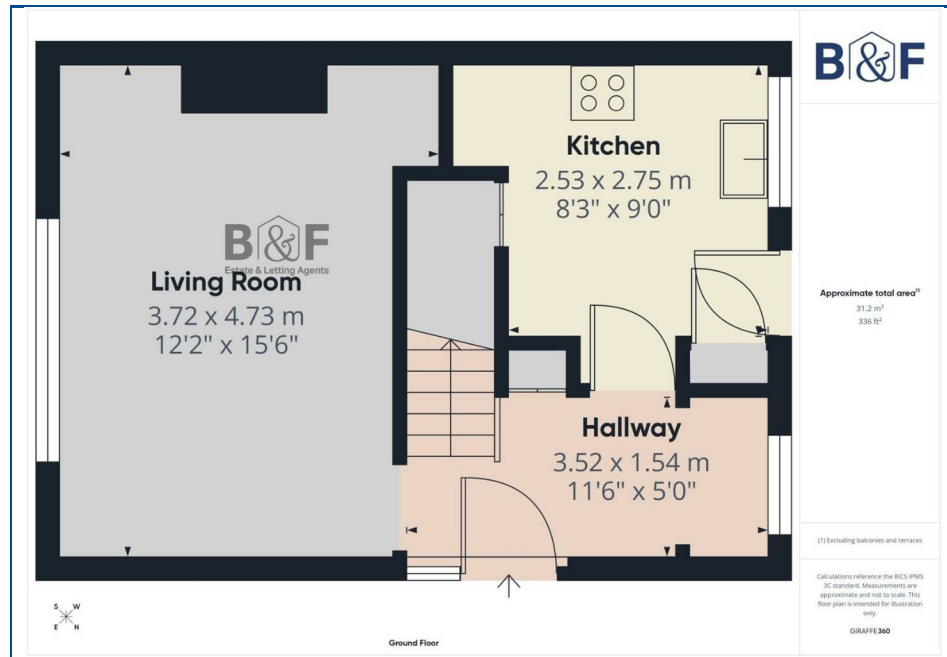


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Two Double Bedrooms
- Double Glazing
- Living Room
- Enclosed Garden
- No Onward Chain

- Popular Road
- Modern Shower Room
- Kitchen
- Off-Street Parking
- requiring Updating

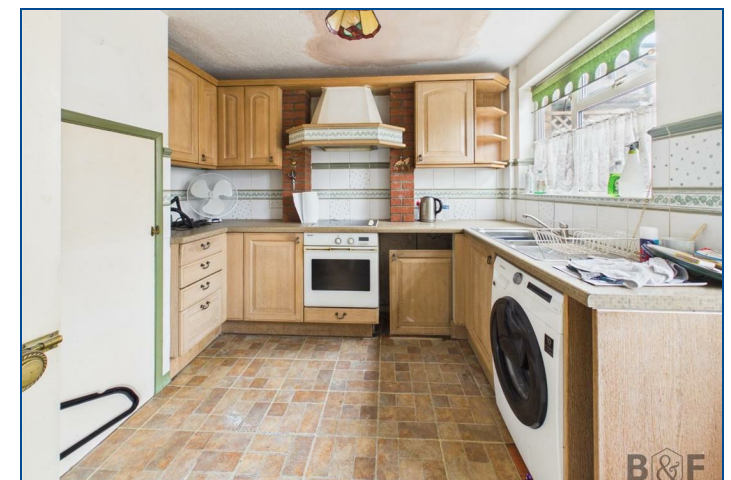
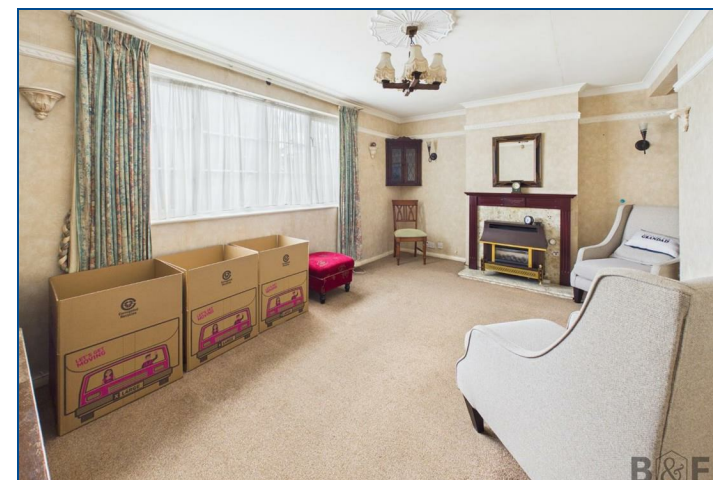
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	83
EU Directive 2002/91/EC			

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.



106 Westbourne Road, Downend, Bristol, BS16 6RD
£260,000



- Hallway
- Living Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Shower Room
- Outside
- Front and Rear Gardens
- Off-Street Parking

Offered for sale with no onward chain, is this 1950's built two bedroom semi-detached house. The house is positioned on a corner plot offering enclosed gardens and off-street parking. The property does require updating but is perfectly mortgageable for first-time buyers. The house does benefit double glazing and a modern shower room.

The accommodation comprises hallway, living room and kitchen on the ground floor with two double bedrooms (master with fitted wardrobes) and shower room on the first floor.

Situated close to a variety of shops, bus routes, and reputable schools. The ring road is only a short commute away. In our opinion this property offers an idea opportunity to the first time buyer/investor.

Energy Rating D. Council Tax B.

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

