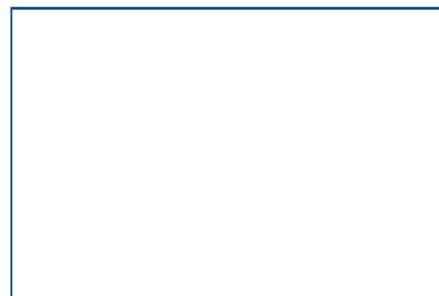
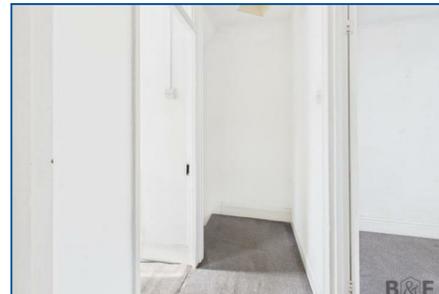


Brunt & Fussell

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



- No Onward Chain
- Two Reception Rooms
- Ground Floor Bathroom
- Double Glazing
- Close to Amenities
- Three Bedrooms
- Kitchen/Breakfast Room
- Courtyard Garden
- Gas Central Heating
- Popular Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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

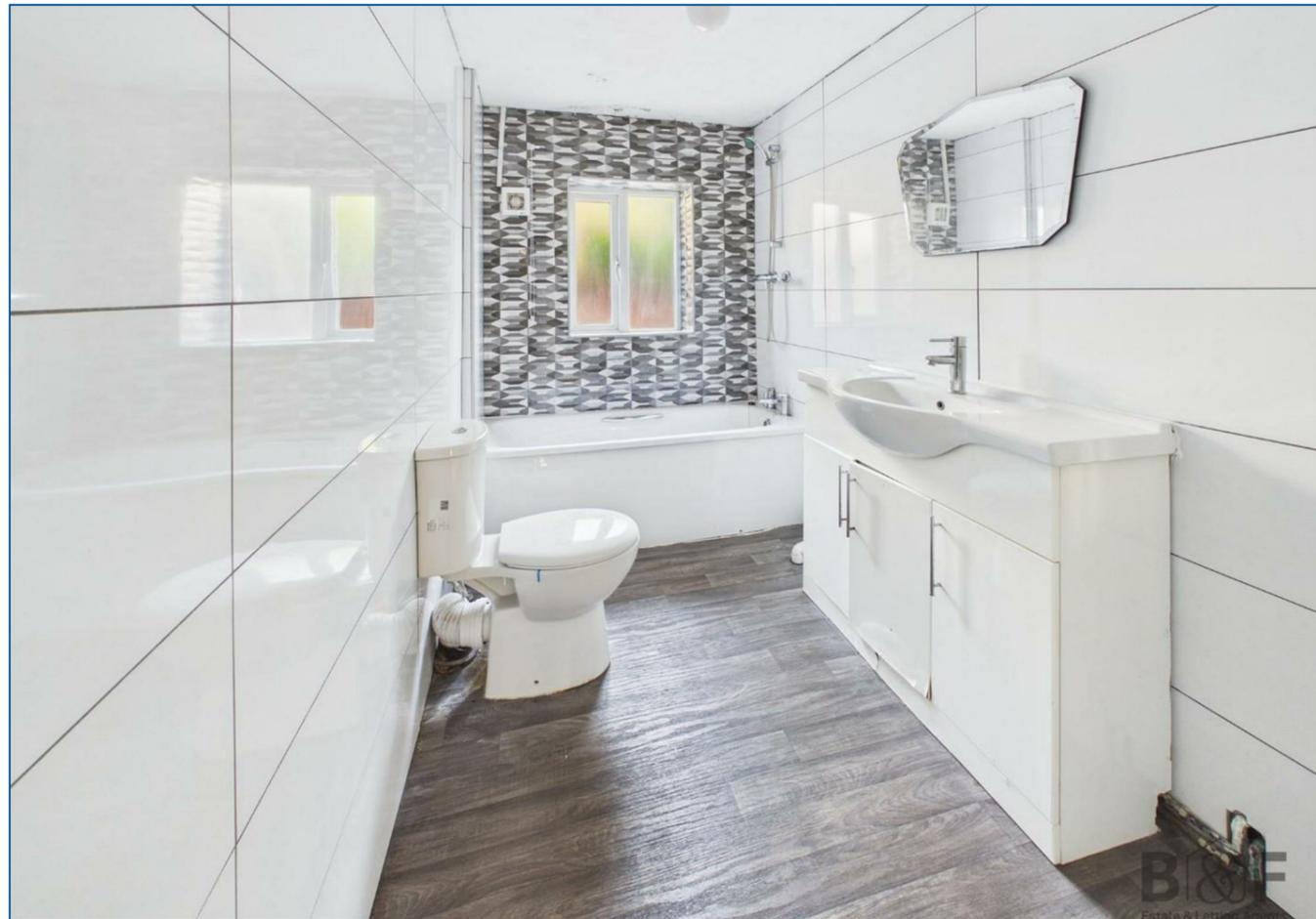
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



38 Dunkirk Road, Fishponds, Bristol, BS16 3DJ
£325,000



- Hallway
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Small Front Garden
- Enclosed Courtyard Garden

Offered with no onward chain, is this period built three-bedroom mid-terrace home offering generous living accommodation comprising hallway, two reception rooms, recently fitted kitchen/breakfast room and bathroom on the ground floor. Upstairs provides three well-proportioned bedrooms. Other benefits includes double glazing and gas central heating and enclosed courtyard garden. The property does require some updating but prove to be idea to those buyers looking to personalise and add value.

Situated in a popular residential area with convenient access to local shops, supermarkets and everyday amenities. There are schools are nearby, making the location attractive for families, while regular bus routes and road links provide easy access into Bristol city centre and surrounding areas. The Bristol to Bath cycle path is at the end of the road. Energy Rating C. Council Tax Band B.

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

