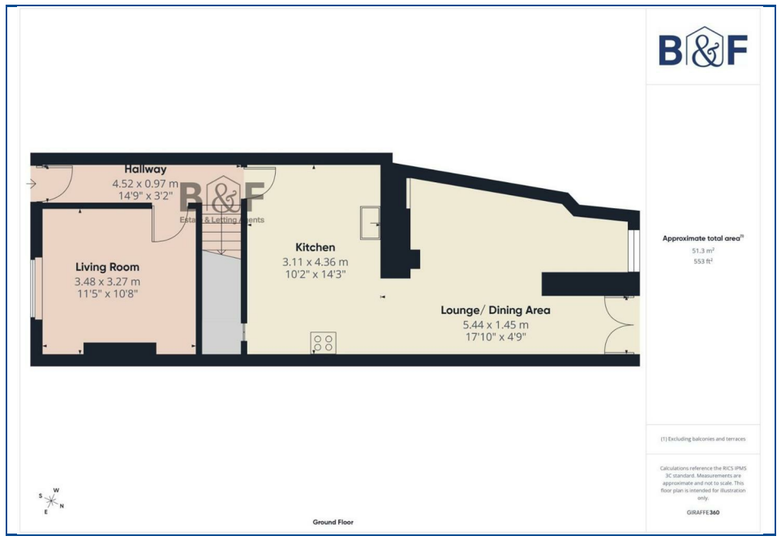
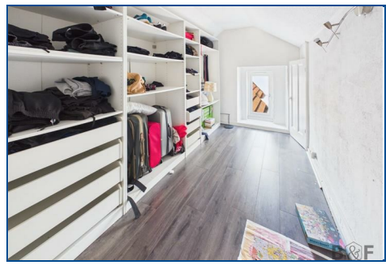
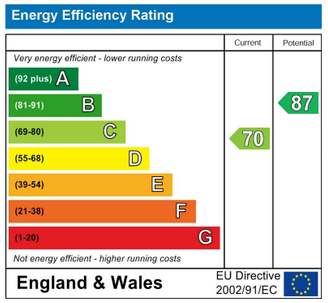




- Two/Three Bedrooms
- Fitted Kitchen
- Lovely Mature Garden
- Extended Cottage
- No Onward Chain
- Two Reception Rooms
- Modern Bathroom
- Off-Street Parking
- Popular Road
- Close to Amenities



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.

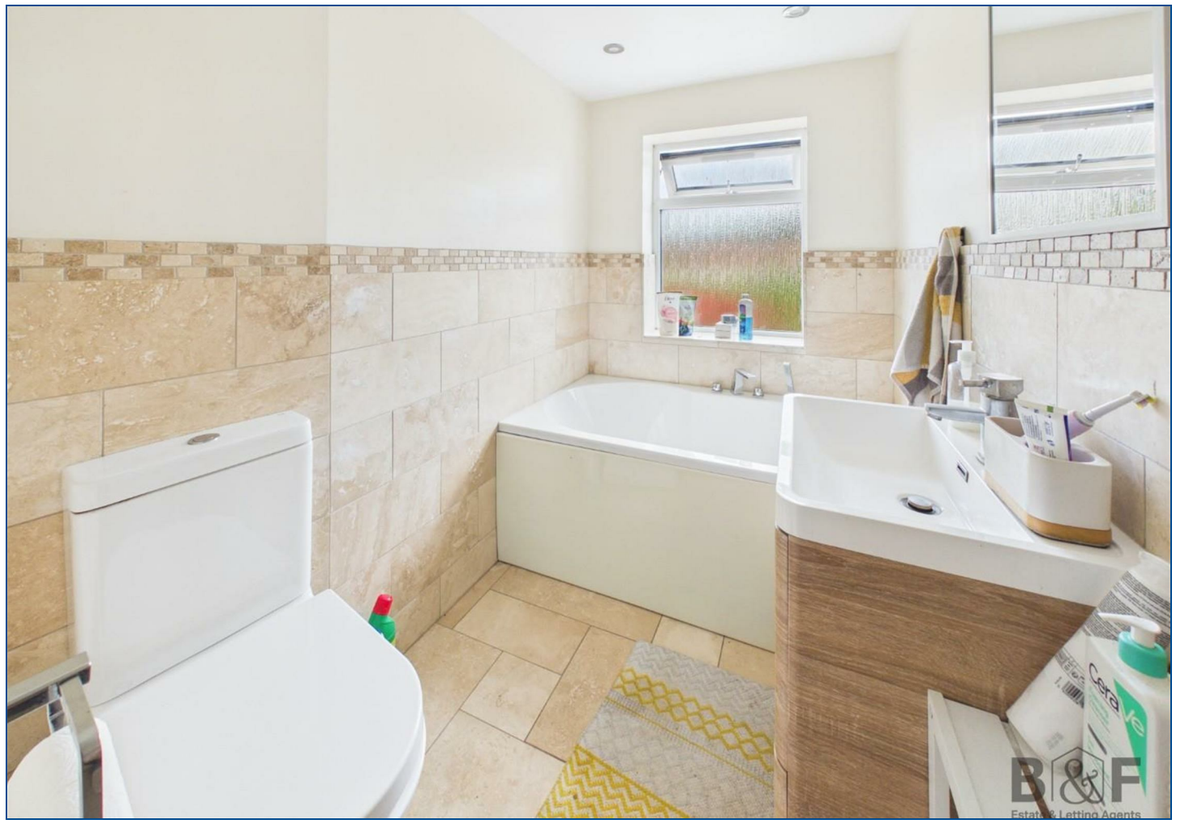
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

51 Downend Road, Fishponds, Bristol, BS16 5AR
£350,000



Offered for sale with no chain, is this fine two/three bedroom period cottage, that has been tastefully and sympathetically restored in recent years, yet offers a modern contemporary feel. The property benefits from double glazing, gas central heating, beautiful shaker style fitted kitchen with appliances, modern bathroom with bath and separate double shower cubicle. The accommodation comprises; hallway with feature exposed stone wall, living room, kitchen, sitting room/dining room with office space, bathroom, two double bedroom (bedroom two with stairs leading to dressing room/loft room/bedroom. Outside there is off-street parking to the front of the property with a fabulous enclosed rear garden. Situated on this popular road close to the amenities of Fishponds, Staple Hill and Downend.
Council Tax Band C. Energy Rating C.

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

Hallway 14'9 s 13'2

Living Room 11'5 x 10'8

Kitchen 10'2 x 14'3

Dining/Living Room 16'4 x 13 max

Landing 10'7 x 2'11

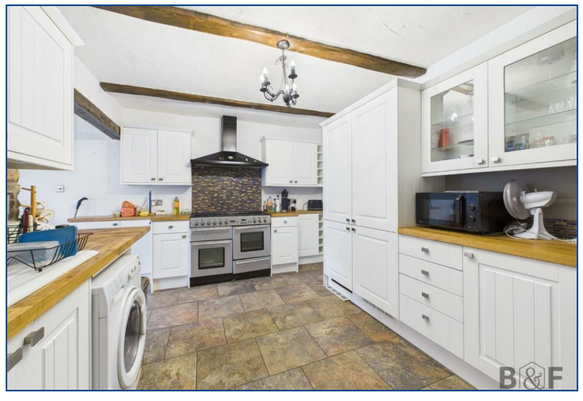
Bedroom One 11'5 x 14'6

Bedroom Two 10'4 x 11'2
Stairis leading to...

Loft Room/Bedroom 7'2 x 14'7

Bathroom 14'11 x 4'11

Outside

Off-Street Parking

Rear Garden