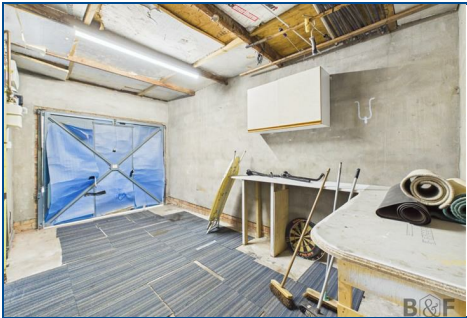
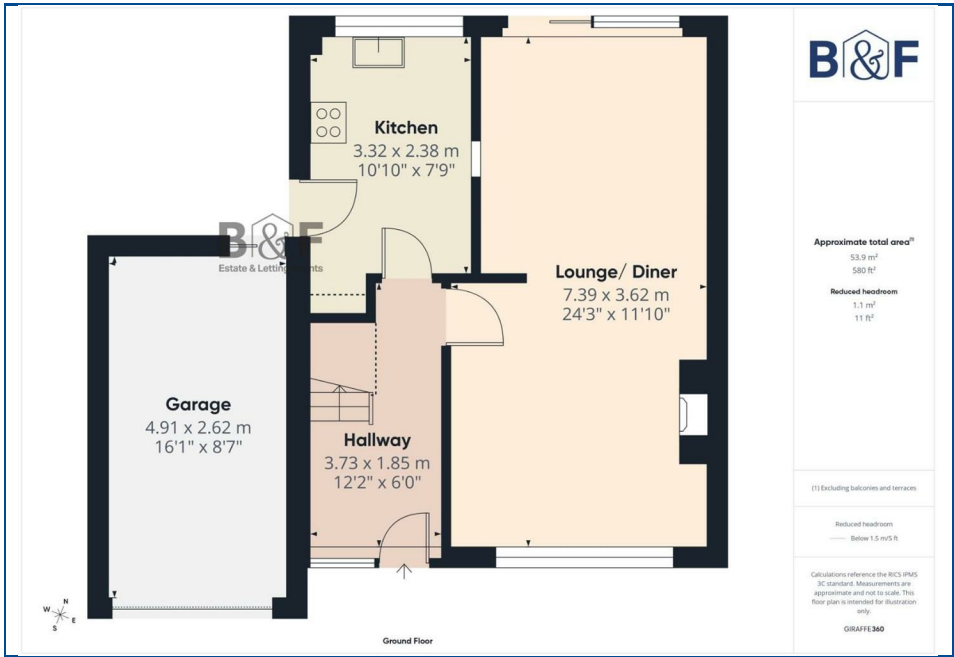
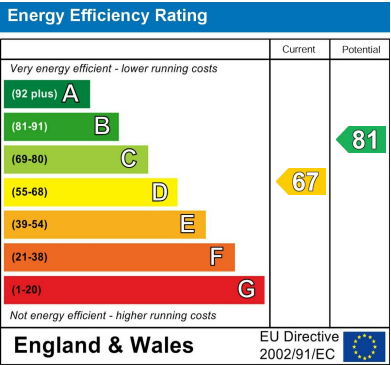




- No Onward Chain
- Three Bedrooms
- Garage
- Huge Potential
- Gas C/H & D/g
- Detached House
- Large Garden
- Large Drive For Parking
- Opposite King George V Playing Field
- Energy Rating D



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

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141 High Street, Staple Hill, Bristol, BS16 5HQ



28a Sutherland Avenue, Downend, Bristol, BS16 6QJ
£465,000



Offered to the market with no onward chain, this spacious three-bedroom detached home presents an excellent opportunity for buyers seeking a property with scope to modernise and personalise. Occupying a generous plot with a mature enclosed rear garden, garage, and ample off-street parking, the property combines well-proportioned accommodation with fantastic potential to create a superb family home.

The ground floor accommodation briefly comprises an entrance hallway, spacious lounge/diner, and a fitted kitchen. A useful rear lobby with external W/C provides access to both the garden and the attached garage. Upstairs, the property offers three bedrooms and a family bathroom. While the home is perfectly liveable in its current condition, it would now benefit from updating in places, giving prospective purchasers the opportunity to tailor the property to their own tastes and requirements.

Externally, there is a mature rear garden that provides a good degree of privacy along with plenty of space for outdoor dining, gardening, or family enjoyment. To the front, the property benefits from generous off-street parking in addition to the garage, with further potential to create additional parking if required.

Situated in a highly regarded and popular residential location, the property is conveniently positioned close to the wide range of shops and amenities available in Downend, as well as well-regarded schools, regular bus routes, and the open green spaces of King George V Playing Field.

Energy Rating: D. Council Tax Band: D.

DISCLOSURE:
In compliance with the Estate Agents Act 1979, Brunt & Fussell confirms that the owner of this property is connected to a member of staff/director of the company.

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

Hallway 12'2" x 6'0"

Lounge/ Diner 24'2" x 11'10"

Kitchen 10'10" x 7'9"

External Lobby

Landing 8'8" x 7'4"

Bedroom One 12'3" x 10'7"

Bedroom Two 9'1" x 10'9"

Bedroom Three 8'9" x 7'5"

Bathroom 5'4" x 7'4"

Garage 16'1" x 8'7"

Mature Garden

Ample Parking

