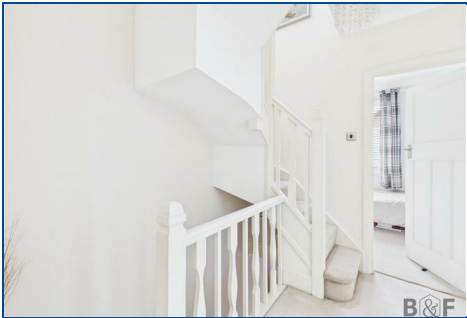
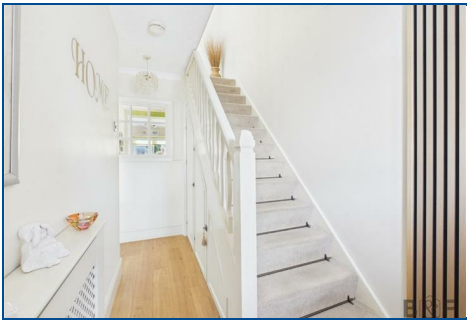
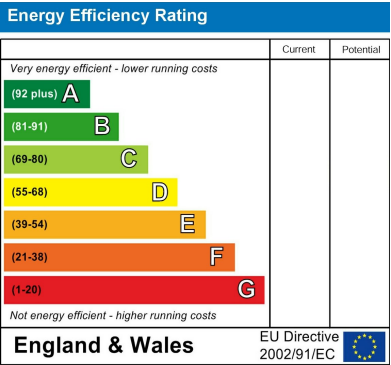




- Terraced Home
- Four Bedrooms
- Kitchen Breakfast
- Gas Central Heating
- Garage
- Extended Property
- Lounge Diner
- Double Glazing
- Ample Parking
- Mature Gardens

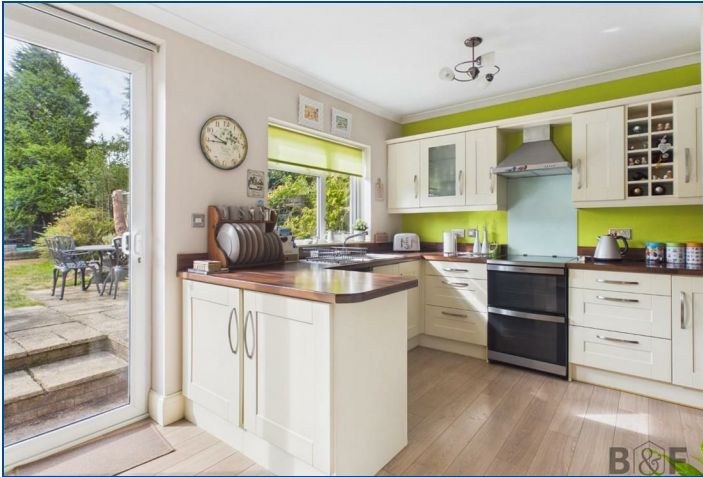


MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



4 Stanley Park Road, Staple Hill, Bristol, BS16 4SR  
Offers Over £377,950



- Porch
- Hallway
- Lounge Diner
- Kitchen Breakfast Room
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- Landing
- Bedroom
- Outside
- Garage

Situated close to all amenities including, schools, bus route and cycle track is this deceptively spacious and extended family home. The property has been extended to the rear and in the loft space to now offer accommodation comprising of, porch, hallway, lounge diner, breakfast area and modern L shaped kitchen. Upstairs are three bedrooms to the first floor and bathroom, with a further bedroom to the second floor. The property is gas centrally heated, is double glazed and further benefits from off street parking to the front for two cars and boasts a lovely mature rear garden with garage to the rear. Energy Rating TBC, Council Tax Band B.

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

