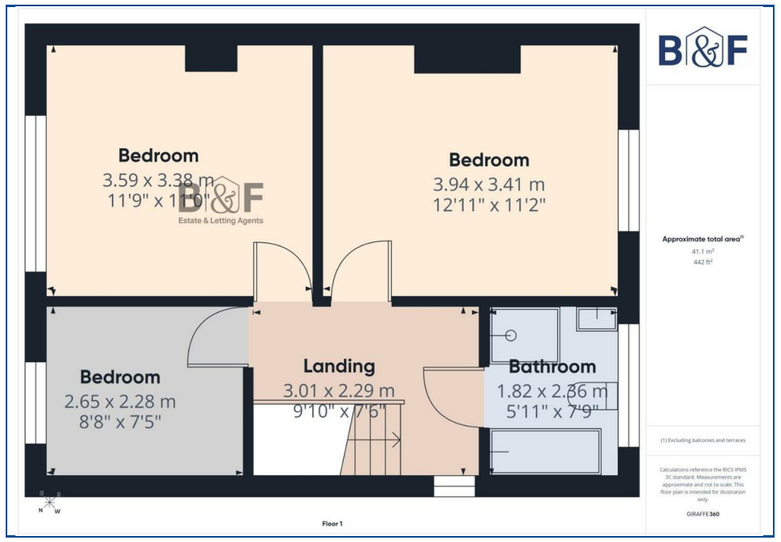
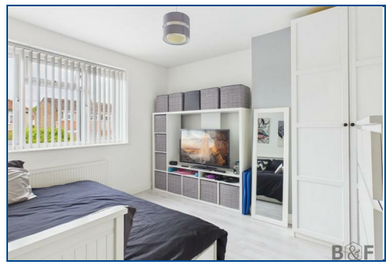
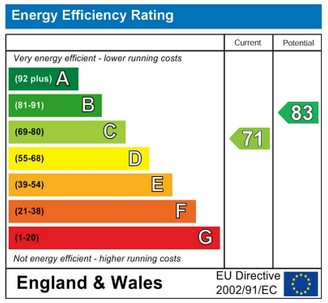




- No Onward Chain
- Three Bedrooms
- Stylish Kitchen Diner
- Double Glazing
- Ample Parking
- Semi Detached Home
- Cosy Lounge
- Modern Four Pce Bathroom
- Gas Central Heating
- Large Rear Garden



MONEY LAUNDERING REGULATIONS 2003

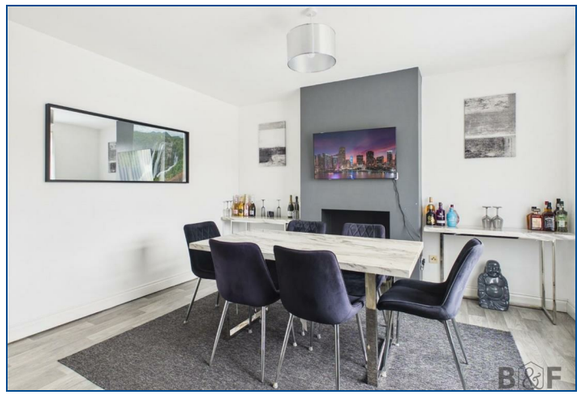
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



61 Radley Road, Fishponds, Bristol, BS16 3TG
£397,950

Hallway

Living Room 11'8" x 12'9"

Kitchen Diner 12'11" x 17'11"

Utility Area 9'9" x 5'7"

Landing

Bedroom One 12'11" x 11'2"

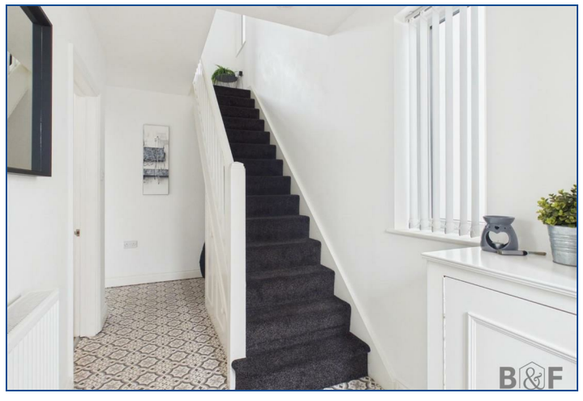
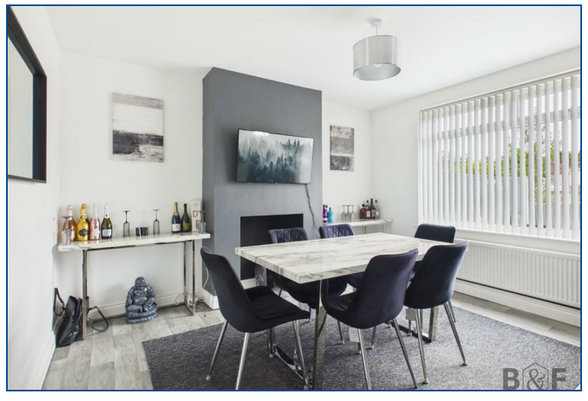
Bedroom Two 11'9" x 11'1"

Bedroom Three 8'8" x 7'5"

Bathroom 5'11" x 7'8"

Parking

Garden

Available with no onward chain is this splendid, well maintained semi detached home, situated close to Vassalls Park and an easy walking distance to all amenities of Fishponds, including shops, restaurants, pubs and bus routes. Other benefits include uPVC double glazing, gas central heating with a new boiler less than a year old, modern fitted kitchen and bathroom facilities. The accommodation comprises hallway, living room, open plan stylish kitchen diner and utility area. Upstairs there are three generous bedrooms and four piece bathroom. Outside to the front of the property there is full width paved driveway offering ample off-street parking. There is a fully enclosed landscaped and lawned rear garden, with potential rear vehicular access. Energy Rating C. Council Tax Band C.

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