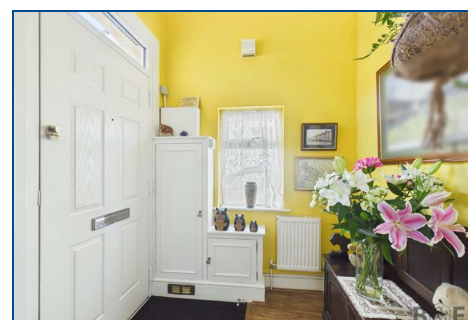
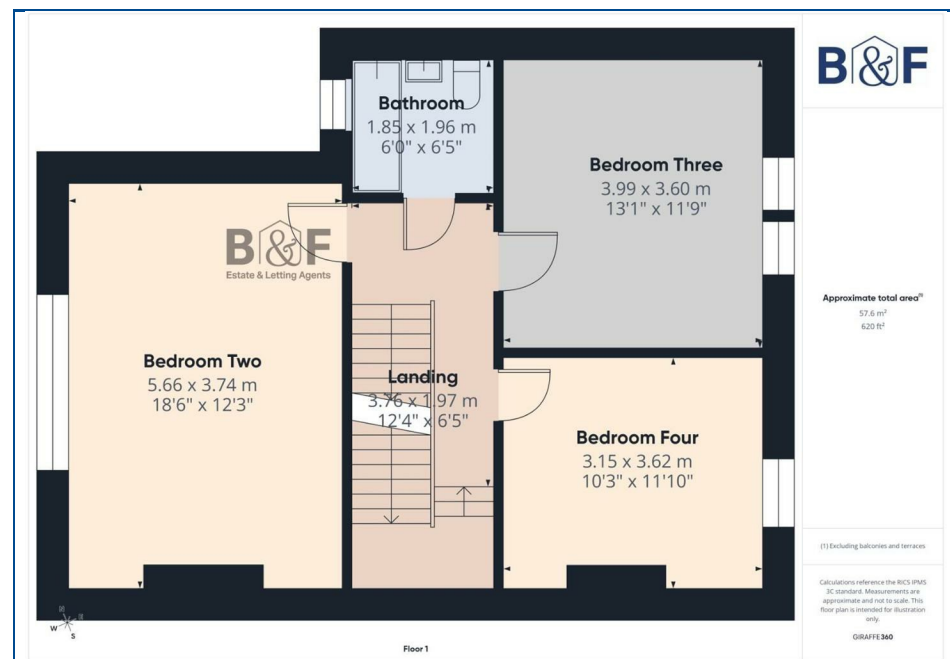
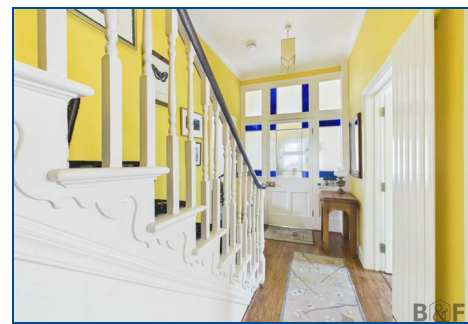
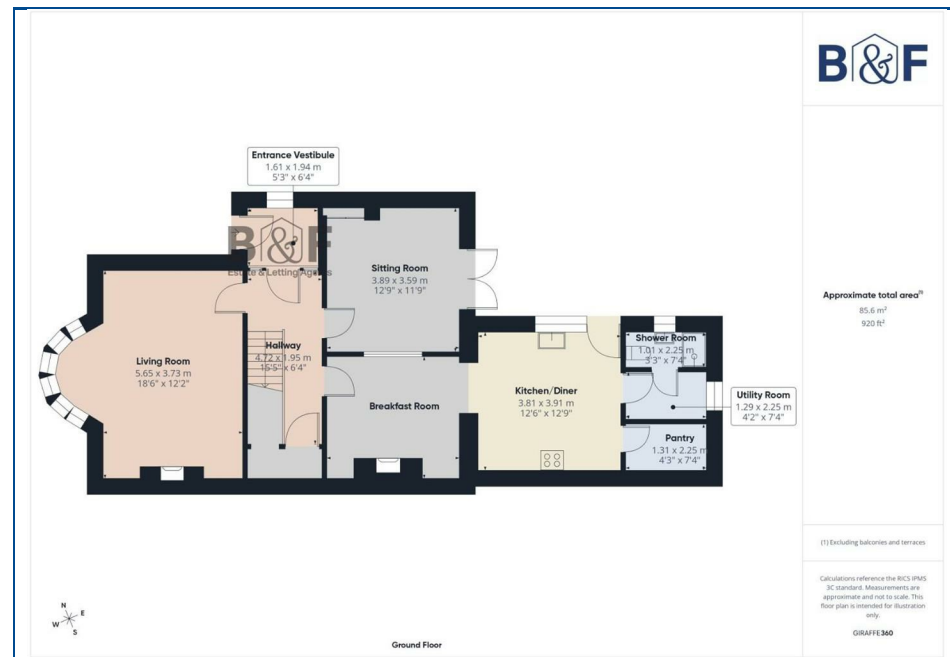


Brunt & Fussell

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



- Super Semi-Detached House
- Three Bathrooms
- Period Features
- Gas Ch and uPVC D/g
- Off Street Parking
- Three Reception Rooms
- Five Bedrooms
- Double Glazing
- Mature Gardens
- Close to Shops

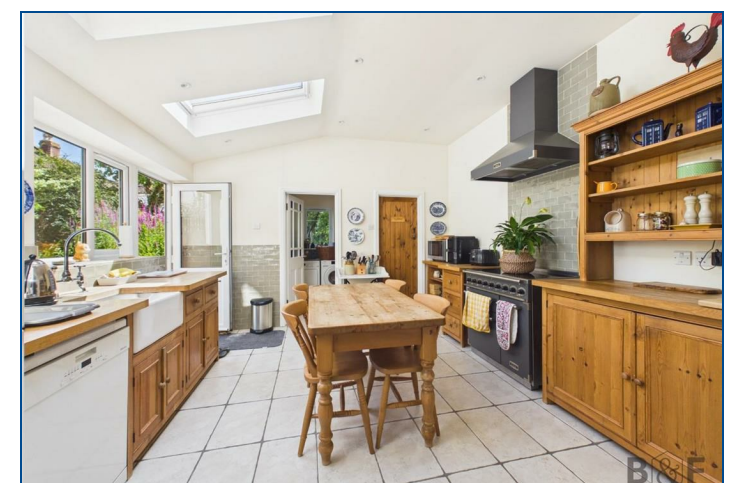
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



9 Chester Park Road, Fishponds, Bristol, BS16 3RG
£515,000



We are delighted to offer for sale this stunning five bedroom semi-detached period home with fully enclosed mature garden, workshop and off street parking. The house has been extended to a good standard and offers deceptively spacious and extremely versatile accommodation, which is perfect for a growing family or for multi-generational living. The house layout comprises entrance vestibule, hallway, living room with log burner, sitting room, breakfast room, beautifully fitted kitchen/dining room/family room, pantry, utility room and shower room to the ground floor with three double bedrooms and family bathroom to the first floor. There are two further bedrooms (master with ensuite) to the second floor. Outside, there is a lovely mature gardens with an abundance of shrubs and plants and workshop. Situated in this popular cul-de-sac only a stones throw from the amenities of Lodge Causeway offering a variety of shops. There is a good access to the motorway network and the Bristol to Bath cycle path is a short cycle away. We fully recommend an early viewing recommended. Energy Rating TBC. Council Tax C.

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

- Entrance Vestibule
- Hallway
- Living Room
- Sitting Room
- Breakfast Room
- Kitchen/Dining Room
- Pantry
- Utility Room
- Shower Room
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Second Floor Landing
- Master Bedroom
- Ensuite
- Bedroom Five/Office
- Outside
- Front Garden
- Off-Street Parking
- Enclosed Mature Rear Garden

