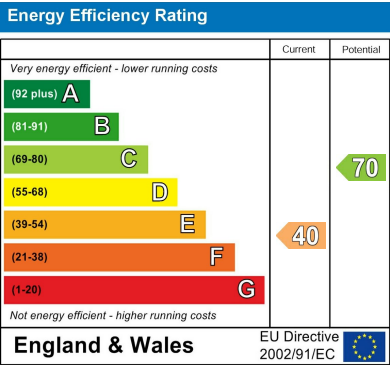


- Two Bedrooms
- Kitchen
- Loft Room
- Gas Central Heating
- Enclosed Garden
- Two Reception Rooms
- Barhroom
- Wood Burner
- Double Glazing
- Popular Road

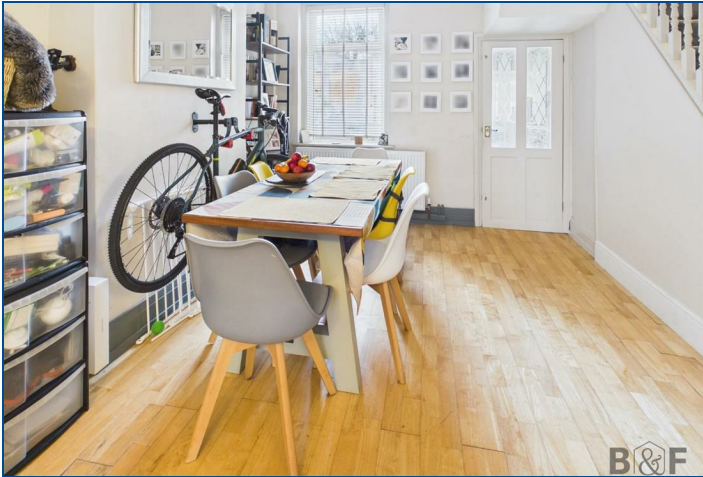


MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



40 Kensington Road, Staple Hill, Bristol, BS16 4LX
£325,000



- Hallway 2'10 x 11'3
- Dining Room 12'9 x 11'11
- Living Room 9'6 x 11'1
- Kitchen 6'10 x 17'3
- Landing
- Bedroom One 12'11 x 11'2
- Bedroom Two 7'3 x 12
- Bathroom 6'6 x 9'6
- Loft Room 12'5 x 12'7
- Outside
- Front and Rear gardens

A fine two bedroom mid-terrace period house with loft room (currently used as an office and storage). The property is in good order throughout and benefits from modern kitchen and bathroom facilities, double glazing, wood burner and gas central heating. The property is full of character and the accommodation comprises hallway, dining room, living room, fitted kitchen on the ground floor, with two bedrooms and bathroom on the first floor. There are stairs from the landing leading to the loft room. Outside there is a fully enclosed garden with rear pedestrian access. Situated on this popular road in the heart of Staple Hill, only a short walk to the High Street and its local amenities, bus routes and schools. The Bristol to Bath Cycle path is at the end of the road. There is good access to the ring road and the motorway network. We fully recommend an early viewing. Energy Rating E. Council Tax Band B.

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

