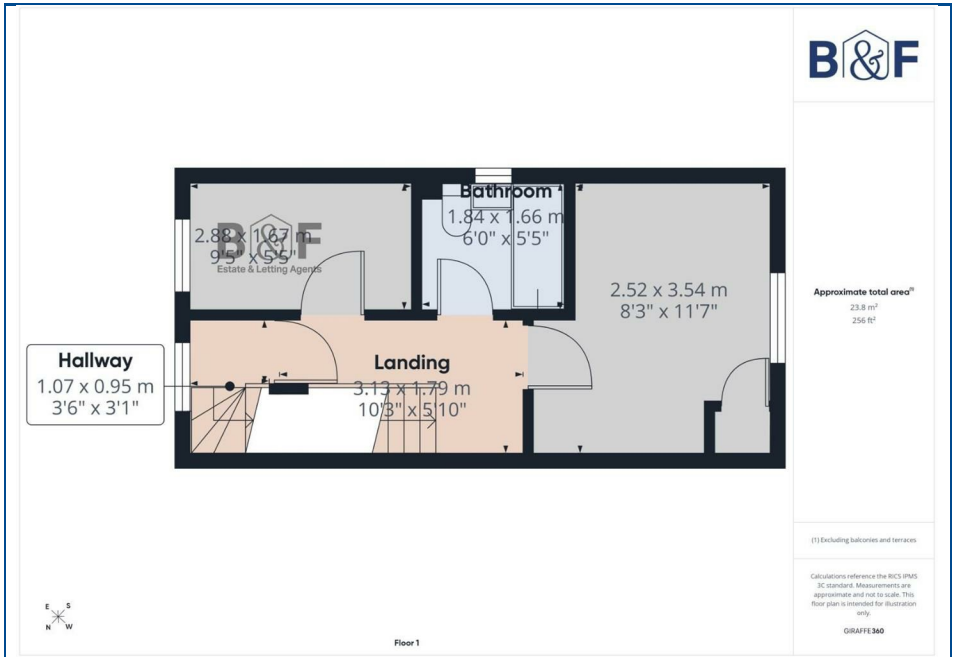
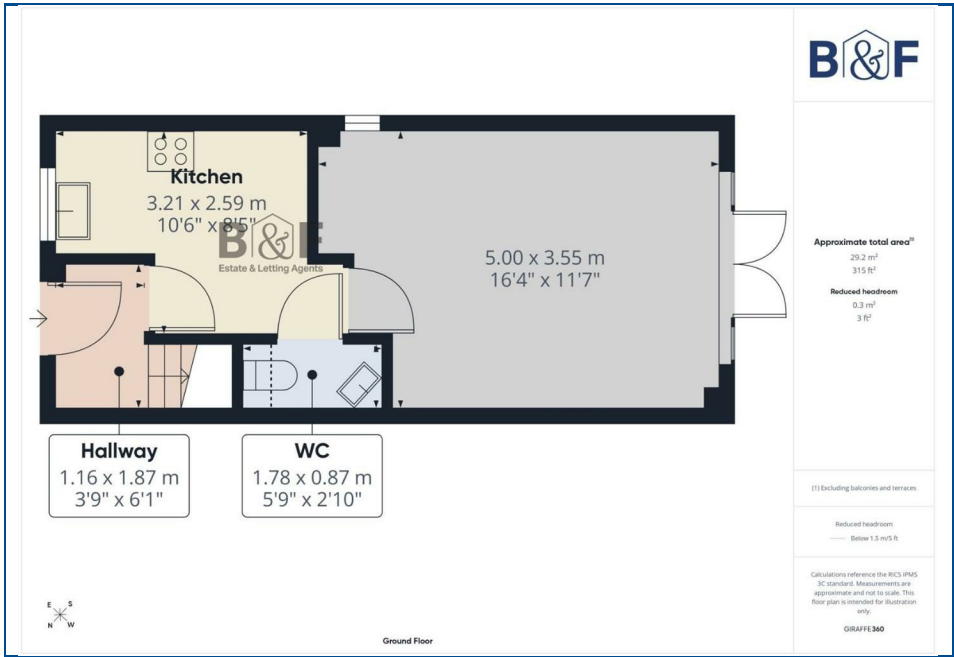


Brunt & Fussell

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

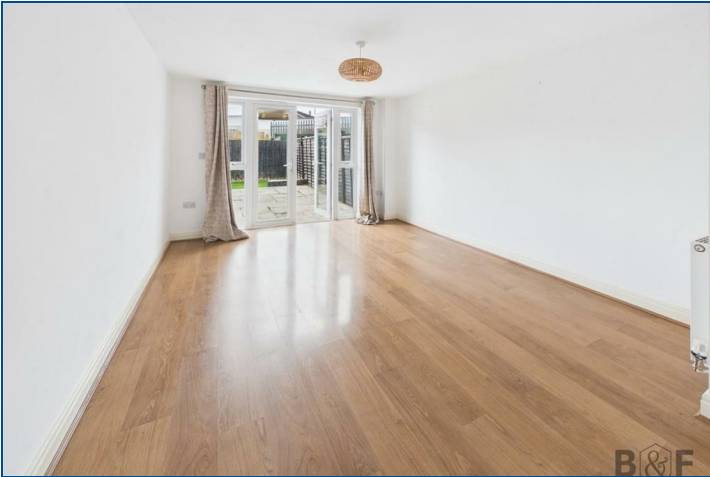


- Three Bedrooms
- Two Bathrooms
- Cloakroom
- Lounge/Dining Room
- Fitted Kitchen
- Enclosed Garden
- Double Glazing
- Gas Central Heating
- Good Order Throughout
- No Onward Chain

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.



7 Morley Place, Staple Hill, Bristol, BS16 4DU
£310,000



Hallway
 Fitted Kitchen
 Cloakroom
 Lounge/Diner
 Landing
 Bedroom Two
 Bedroom Three
 Bathroom
 Landing
 Master Bedroom
 Ensuite Shower Room
 Outside
 Rear Garden
 Off-Street Parking
 Walk in wardrobe

NO ONWARD CHAIN. We are pleased to be able to offer for sale this fine three bedroom modern end of terrace house with enclosed landscaped south west facing garden and off-street parking for 2 cars. The house is in good order throughout and briefly comprises living room, fitted kitchen, cloakroom to the ground floor, with two bedrooms and family bathroom to the first floor, and the master bedroom with en-suite to the top floor. Situated in this popular cul-de-sac in the heart of Staple Hill, the property is conveniently placed near local shops, bus routes and general amenities. The ring road and motorway network is a short commute away. there is good access to the City Centre and cycle path. Energy Rating C. Council Tax band C.

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

