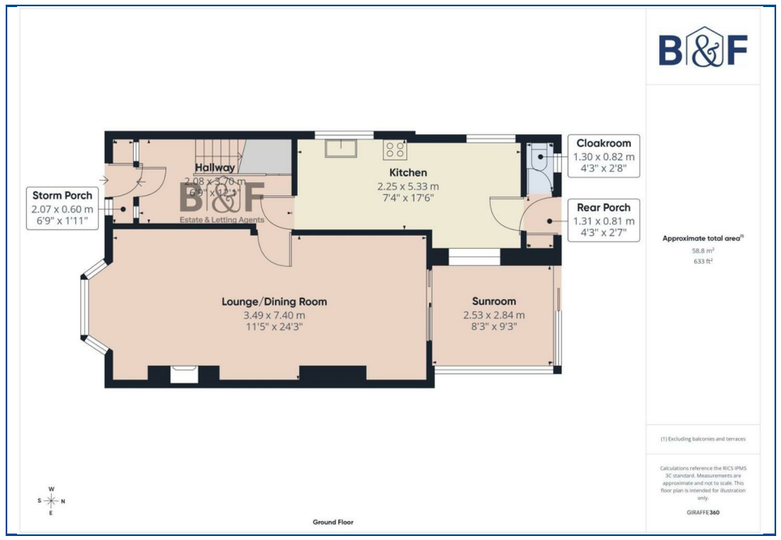
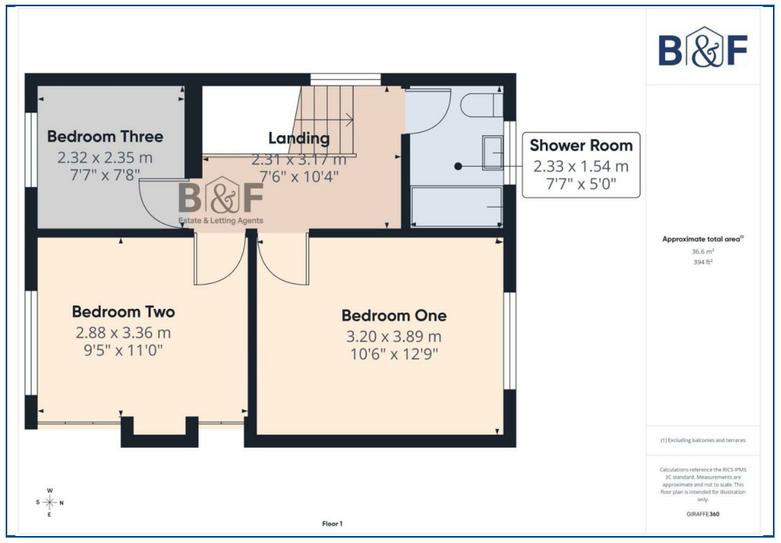
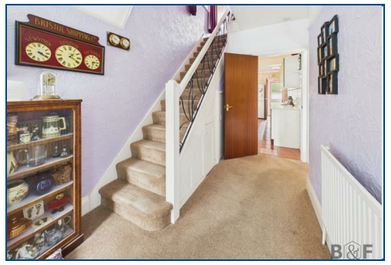
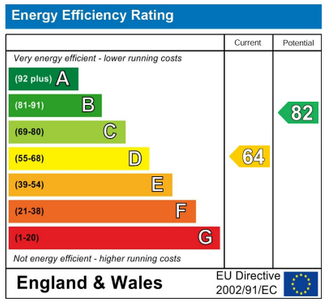








MONEY LAUNDERING REGULATIONS 2003

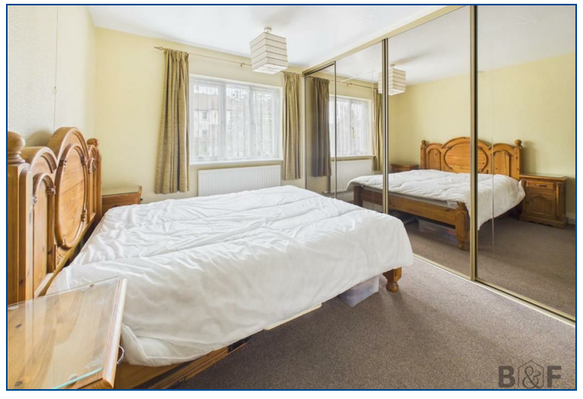
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



9 Charnell Road, Staple Hill, Bristol, BS16 5NE
£400,000

OFFERED FOR SALE WITH NO ONWARD CHAIN. This attractive traditionally built three bedroom semi-detached house with a large enclosed garden with workshop, garage and off-street parking. The property offers deceptively spacious living accommodation comprising storm porch, hallway, lounge/dining room, sunroom, extended kitchen and cloakroom to the ground floor with three bedrooms and bathroom on the first floor. The house has been well maintained and cared for but does require modernising.
The house is situated on this sought after road only minutes from Page Park and the Bristol to Bath cycle track. The property is perfect for outdoor enthusiasts and those who enjoy leisurely strolls or bike rides. Additionally, it is conveniently located close to amenities of Staple Hill and Downend. Families will appreciate the good access to local schools and the ring road and motorway network.
We fully recommend an early internal viewing. Council Tax Band C. Energy Rating D.

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

Storm Porch 6'9 x1'1

Hallway 6'9 x 12'1

Lounge/Dining Room 11'5 x 24'3

Sunroom 8'3 x 9'3

Kitchen 7'4 x 17'6

Rear Porch 4'3 x 2'7

Cloakroom 4'3 x 2'8

Landing 7'6 x 10'4

Bedroom One 10'6 x 12'9

Bedroom Two 9'5 x 11

Bedroom Three 7'7 x 7'8

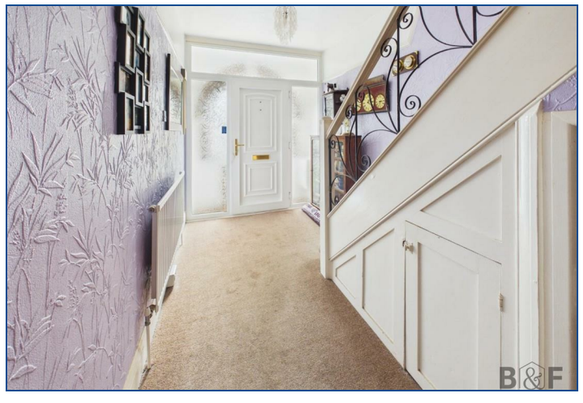
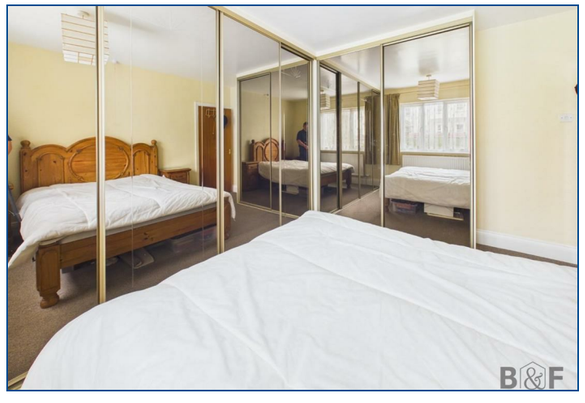
Bathroom 7'7 x 5

Outside

Front Garden

Garage

Off-Street Parking

Mature Rear Garden

Workshop and Potting Shed