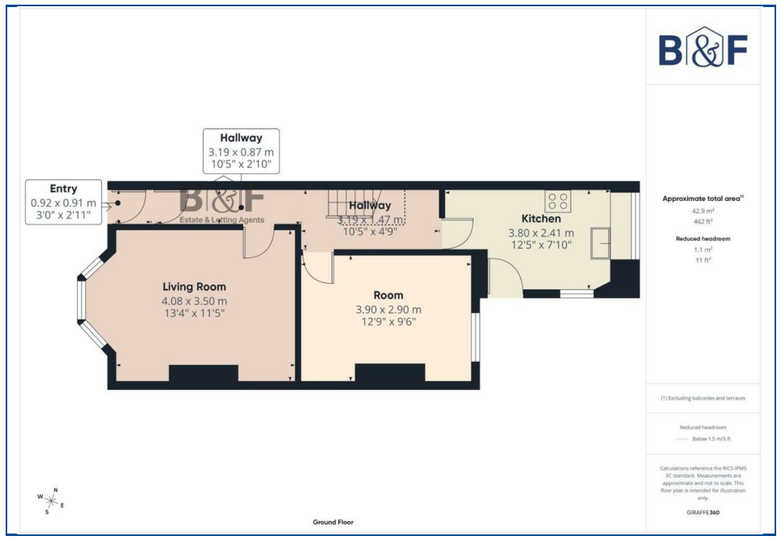
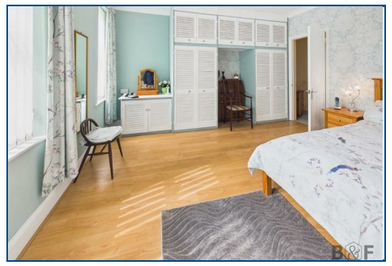
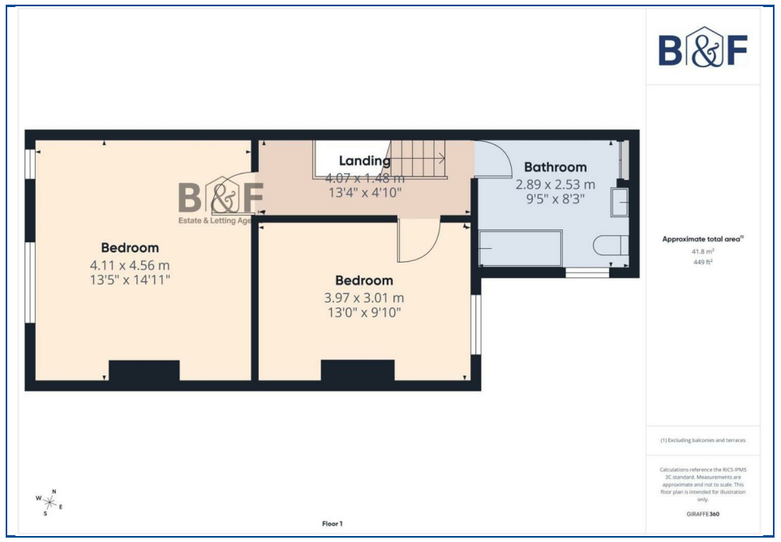
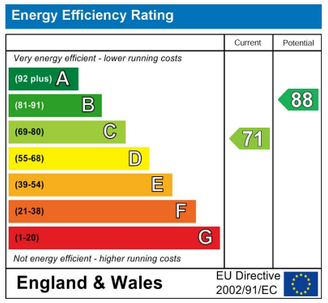






- Vacant Possession
- Two Reception Rooms
- Large Bathroom
- uPVC Double Glazing
- Popular Road
- Two Double Bedrooms
- Fitted Kitchen
- Landscaped Garden
- Gas Central Heating
- Must Be Viewed



MONEY LAUNDERING REGULATIONS 2003

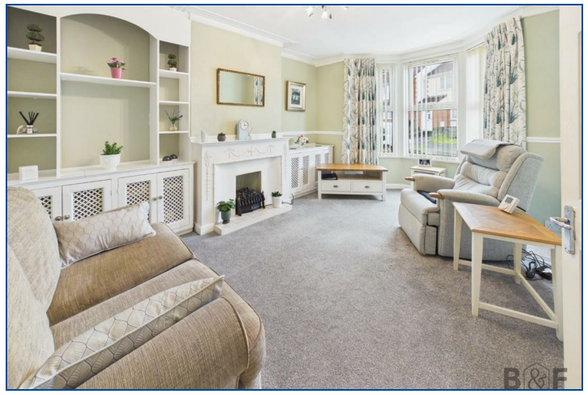
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

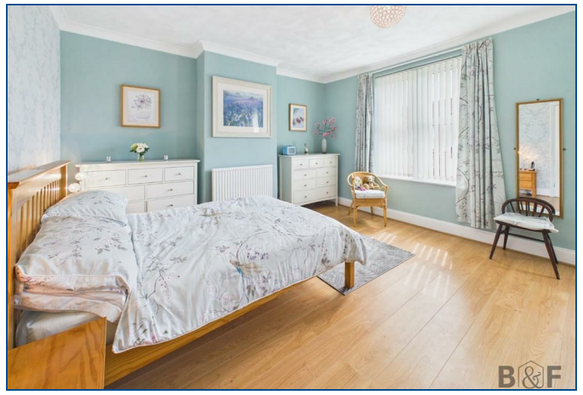
THE PROPERTY MISDESCRIPTIONS ACT 1991

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





13 Florence Road, Staple Hill, Bristol, BS16 4SN
Offers In The Region Of £300,000

Entrance Vestibule

Hallway

Living Room

Dining Room

Kitchen

Landing

Bedroom One

Bedroom Two

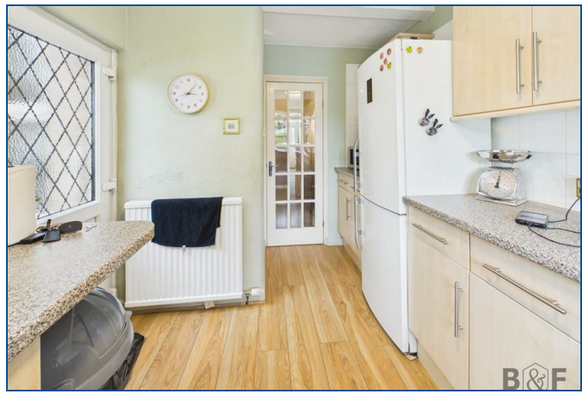
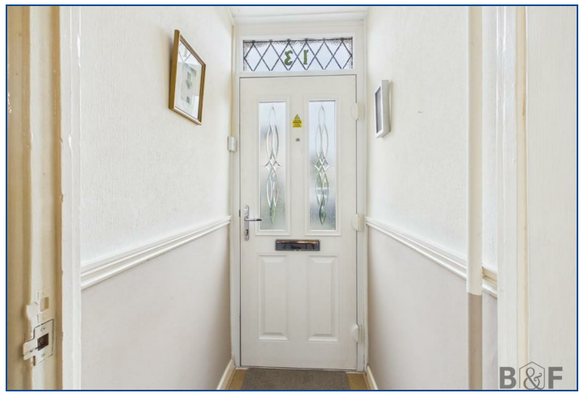
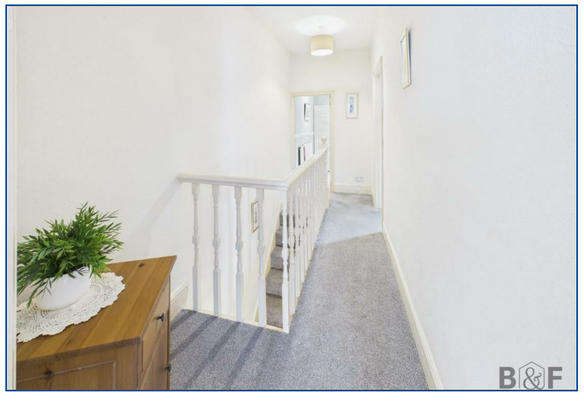
Bathroom

Outside

Small Front Garden

Landscaped Rear Garden

Carport

Offered with no onward chain, is this deceptively spacious two bedroom period built mid-terrace home with enclosed landscaped garden and carport. The property is presented in very good order throughout offering lots of character. The property benefits from gas central heating, double glazing and modern kitchen and bathroom facilities. The accommodation comprises entrance vestibule, hallway, living room, dining room, kitchen to the ground floor with two double bedrooms and large bathroom to the first floor. The property is situated on this popular road, close to all local shops and schools. There are good bus routes and Page Park is not far away. In our opinion this is an ideal first-time buyer house.
Energy Rating C. Council Tax B.

PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR