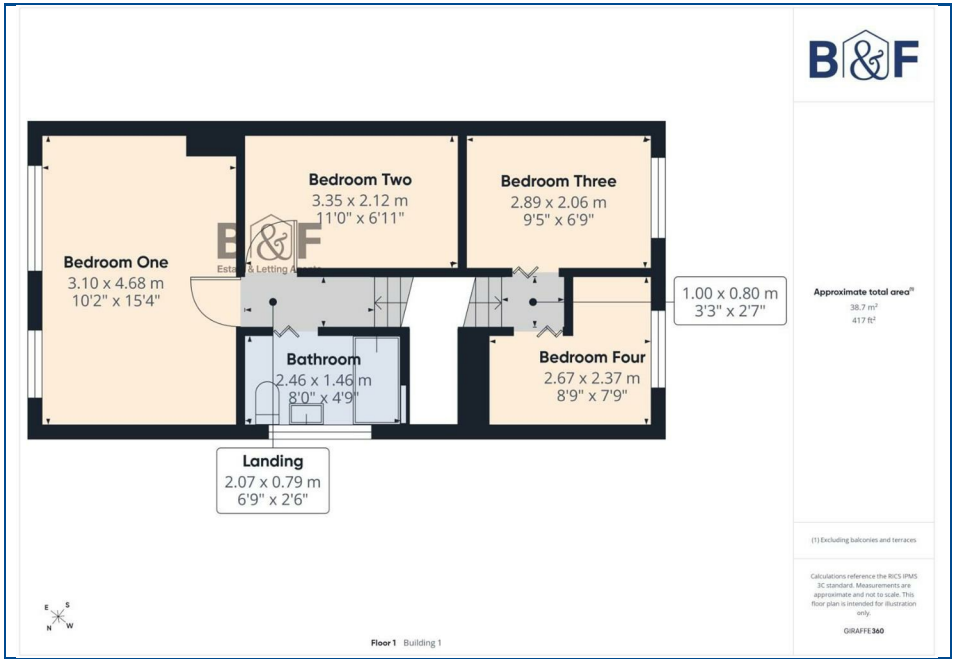
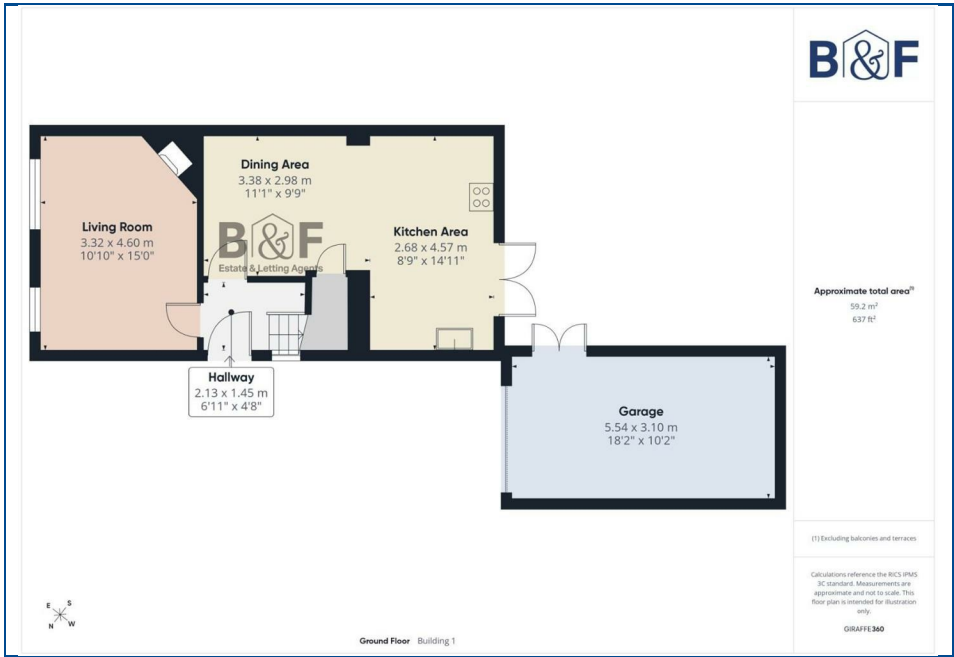
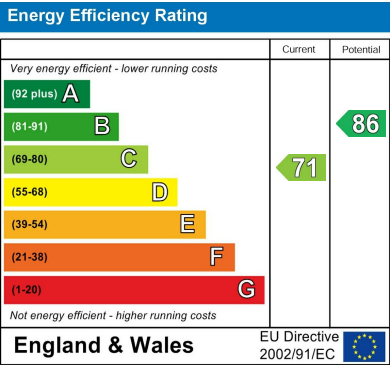
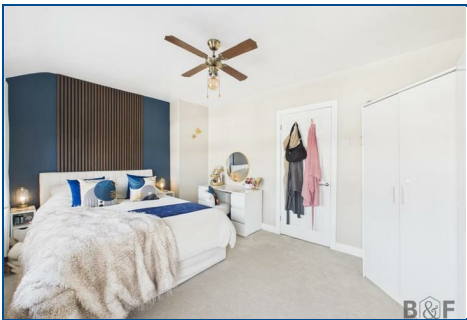




- Excellent Order Throughout
- Updated In Recent Years
- Gas Central Heating
- Garage
- Perfect Family Home
- New Fitted Kitchen
- Double Glazing
- Large South Facing Garden
- Off-Street Parking
- Close to Amenties

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.

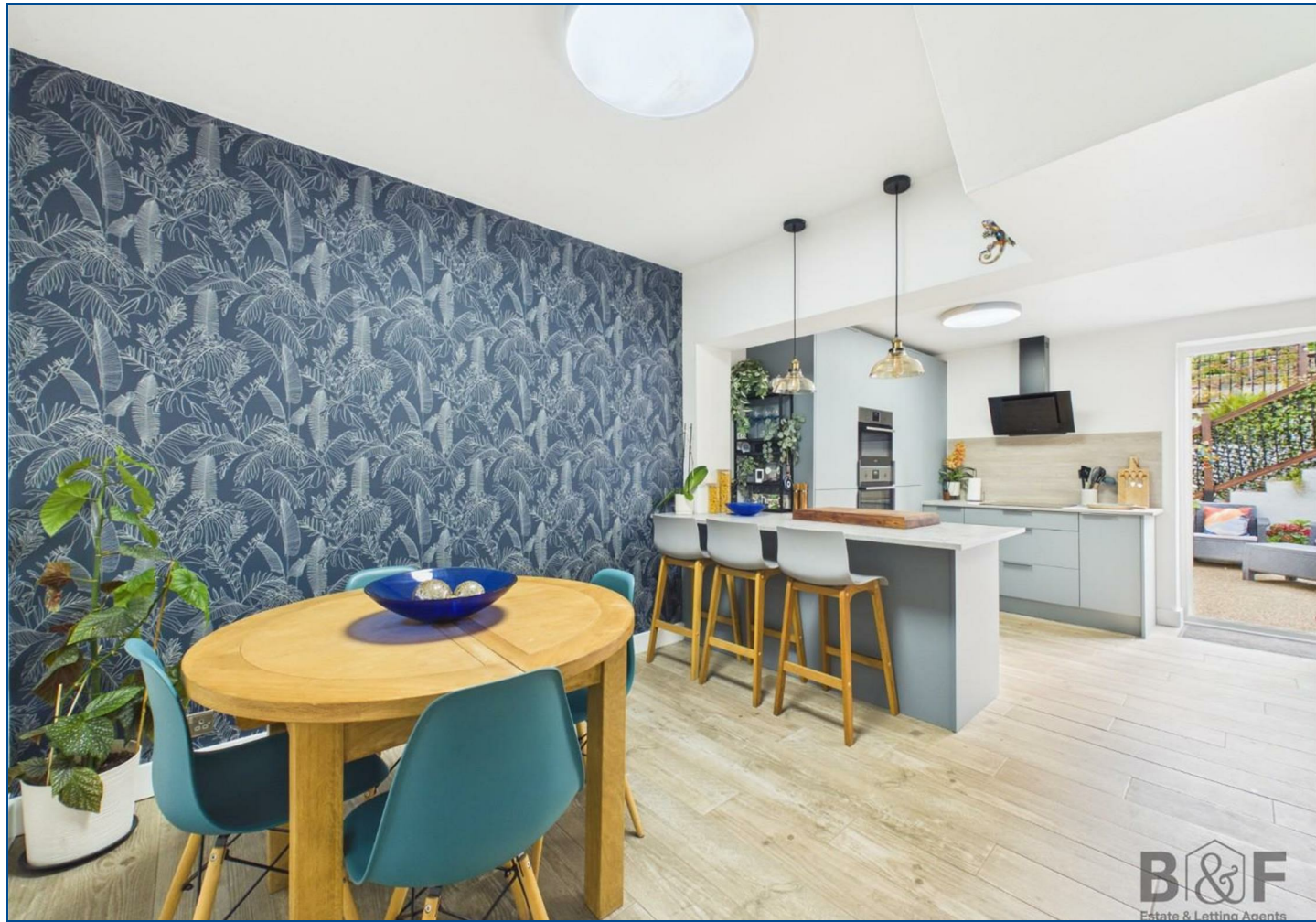


Brunt & Fussell

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



6 Burley Grove, Downend, Bristol, BS16 5QA
£450,000



Hallway 6'11" x 4'9"

Living Room 10'10" x 15'1"

Dining Area 11'1" x 9'9"

Kitchen Area 8'9" x 14'11"

Landing 6'9" x 2'7"

Bedroom One 10'2" x 15'4"

Bedroom Two 10'11" x 6'11"

Bedroom Three 9'5" x 6'9"

Bedroom Four 8'9" x 7'9"

Bathroom 8'0" x 4'9"

Outside

Lovely Mature Gardens

Garage 18'2" x 10'2"

Outbuilding 5'6" x 7'7"

We are delighted to offer for sale this splendid extended three/four bedroom semi-detached house with large mature garden, garage and off-street parking. The property is in excellent order through and has been recently updated to include brand new kitchen/dining room. The accommodation comprises hallway, living room, fitted kitchen and dining room on the ground floor. Upstairs are three/four bedrooms and stylish bathroom. Other benefits include double glazing and gas central heating. Outside there is a large south facing garden, which is principally laid to lawn with private patio. The house is situated in this lovely residential area, close to all amenities including shops, schools and bus route. In our opinion this super extended property is ideal for the growing family.
Council Tax Band C. Energy Rating C.

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

