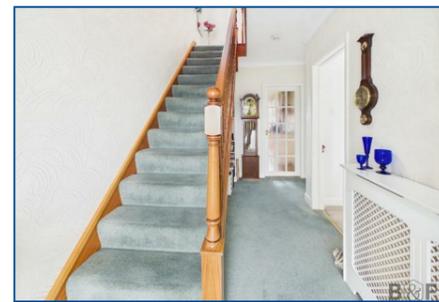


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Immaculate Family Home
- Walking Distance to Bromley Heath School
- Two Reception Rooms
- Conservatory
- Family Bathroom
- Sought After Road
- Three Generous Bedrooms
- Utility Room and Cloakroom
- Kitchen/Breakfast Room
- Must Be Viewed

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.



78 Oakdale Road, Downend, Bristol, BS16 6EG
£485,000



- Storm Porch 2'2" x 6'3"
- Hallway 13'10" x 6'4"
- Living Room 16'0" x 12'5"
- Dining Room 12'5" x 11'1"
- Conservatory
- Kitchen/Breakfast Room 15'8" x 7'7"
- Utility Room 8'3" x 7'9"
- Cloakroom
- First Floor Landing 9'7" x 7'10"
- Bedroom One 16'7" x 9'8"
- Bedroom Two 12'5" x 11'2"
- Bedroom Three 7'10" x 7'9"
- Family Bathroom 7'2" x 7'9"
- Outside
- Front Garden
- Off-Street Parking
- Garage 19'2" x 8'3"
- Enclosed Garden

Situated on one of Downend's most sought after roads is this immaculately presented three bedroom extended family home with conservatory, enclosed mature garden, garage and off-street parking. The property comprises storm porch, hallway, living room, dining room, conservatory, kitchen/breakfast room, utility room, cloak room, courtesy door to garage, first floor landing, three generous bedroom and family bathroom. Other benefits included a one year old Vaillant gas boiler and uPVC double glazing. This splendid home is a short walk from Bromley Heath School, Sandringham Public House and local shops. There are good bus routes and it is a short commute to the ring road and motorway network. For those of you that cycle the Bristol to Bath cycle path is close by. We fully recommend an early viewing to avoid disappointment. Energy Rating Band TBC. Council Tax D.

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

