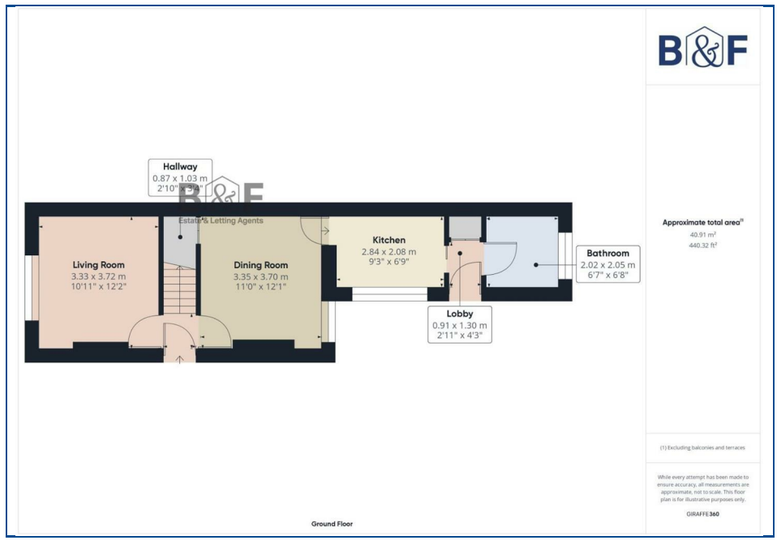
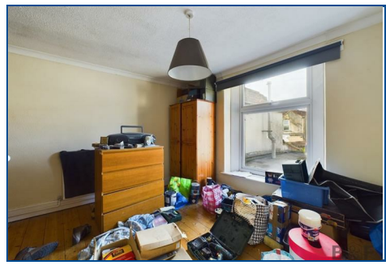
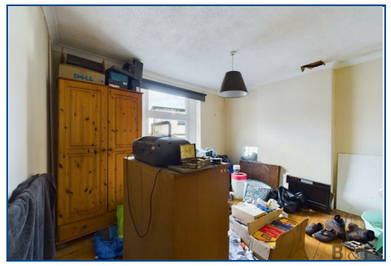
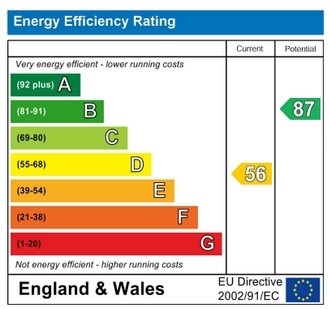






- Semi-Detached Cottage
- Requiring Modernisation
- D/g & Gas Ch
- Two Double Bedrooms
- Close To Amenities
- Court Yard




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.

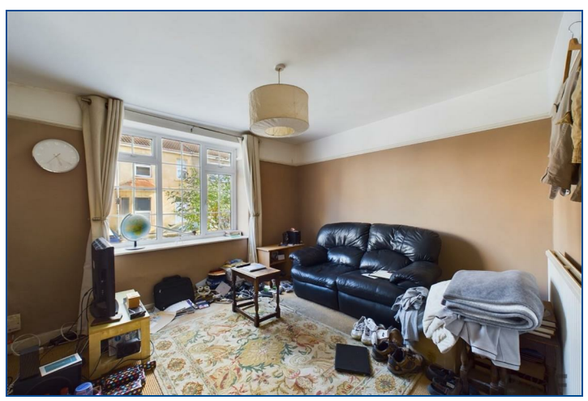
THE PROPERTY MISDESCRIPTIONS ACT 1991

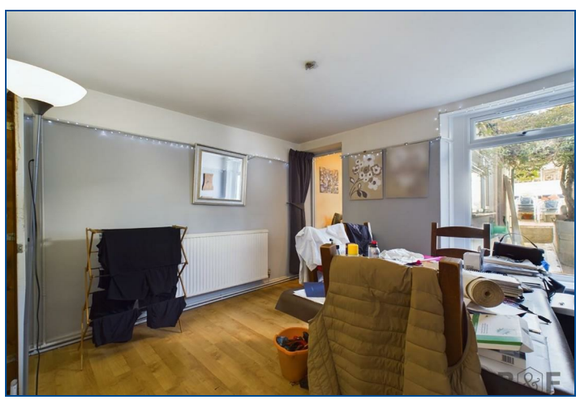
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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





## 23 Upper Station Road, Staple Hill, Bristol, BS16 4NA

## £190,000



Hallway 2'10 x 3'4

Living Room 10'11 x 10'2

Dining Room 11 x 12'1

Kitchen 9'3 x 6'9

Lobby 2'11 x 4'3

Bathroom 6'7 x 6'8

Landing

Bedroom One 11'2 x 12'4

Bedroom Two 11'1 x 12

Courtyard

Situated in the heart of Staple Hill, close to local amenities is this two bedroom semi-detached period property with courtyard garden. The property does require comprehensive refurbishment and renovations throughout. The accommodation briefly comprises hallway, lounge, dining room, kitchen, lobby, bathroom, two bedrooms (master with shower cubicle), and courtyard garden.
Cash buyers only.
Energy Rating D. Council Tax Band B.

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



