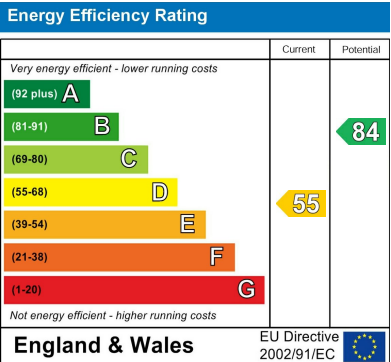


- Spacious Bungalow
- Modern Kitchen & Bathroom
- Double Glazing
- Double Garage
- Lovely Family Home
- Good Order Throughout
- Gas Central Heating
- Mature Southeast Garden
- Carport and Additional Parking
- No Chain



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.bruntfandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



**114 Westerleigh Road, Downend, Bristol, BS16 6UX**  
**Offers In The Region Of £389,950**





Hallway

Living Room

Fitted Kitchen/Breakfast Room

Bedroom One

Bedroom Two

Family Bathroom

Landing

Bedroom Three

Cloakroom

Outside

Mature Gardens

Double Garage

Carport

Additional Parking

We are delighted to offer for sale this fine deceptively spacious, three bedroom semi-detached Bungalow, built in the 1960s. Offered without an onward chain and situated just 0.5 miles from Downend High Street. The property is in excellent order and benefits from modern fitted kitchen and bathroom facilities, gas central heating and double glazing. The accommodation comprises hallway, living room, fitted kitchen/breakfast room, two double bedrooms (master with fitted wardrobes and family bathroom on the ground floor with a large bedroom with cloak room to the first floor. Outside there are lovely mature landscaped gardens to front and rear with a large double garage with electric door. There is a carport and additional parking to the front of the garage. All approached via private lane. This lovely home is sure to be of interest to the growing family. Viewing highly recommended. Energy Rating D. Council Tax Band C.

\*PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR\*

