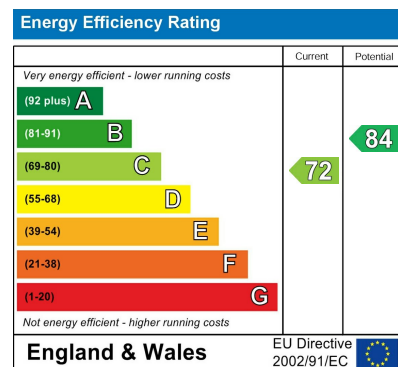


- Popular Location
- Three Bedrooms
- Study and Shower Room
- Kitchen Breakfast Room
- Off Street Parking
- Semi Detached
- Lounge Diner
- Garage with Electric Door
- Well Presented
- Backs on to Fields



**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.



**37 Sutherland Avenue, Downend, Bristol, BS16 6QW**  
**£450,000**



- Hallway
- Lounge Diner
- Kitchen Breakfast Room
- Inner Hallway
- Study
- Shower Room
- Garage
- First Floor Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- Outside

Situated in this very popular location, backing on to King Georges Playing Fields and a short distance to all of Downend amenities is this well presented and deceptively spacious semi detached home, ideal for a growing family. In brief the accommodation comprises hallway, lounge diner, modern kitchen breakfast room, study, shower room and garage with electric door on the ground floor. Upstairs are three generous bedrooms and large bathroom. Outside to the front is a lovely landscaped low maintenance drive and garden, with an ample sized garden to the rear. With gas central heating, upvc double glazing and the benefit of the sellers having found with no onward chain, viewing is highly recommended. Council Tax Band D, Energy Rating C.

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

