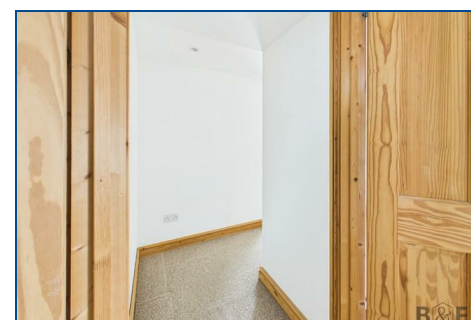
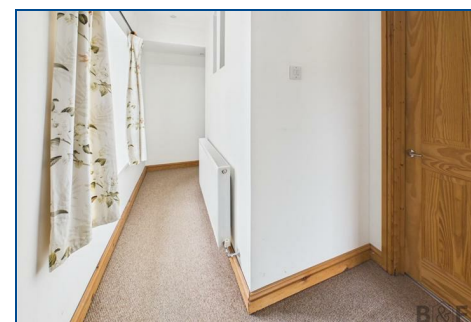
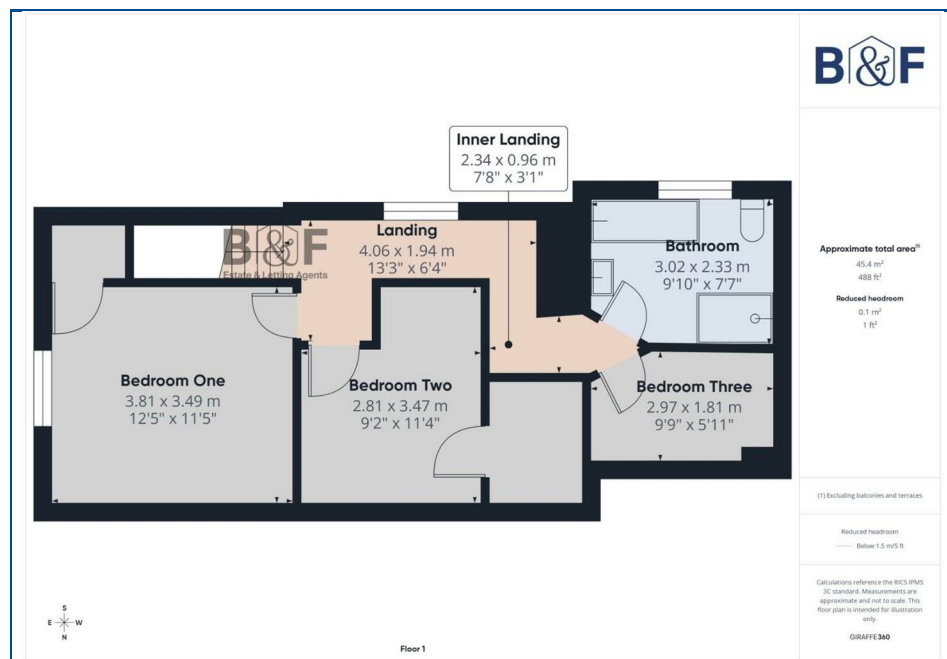
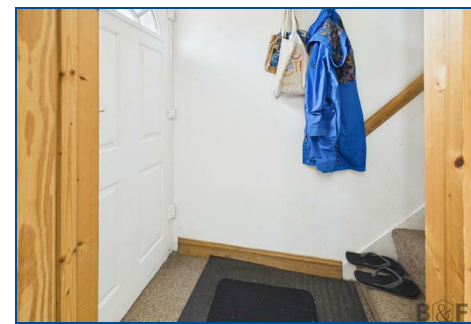


Brunt & Fussell

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



- No Onward Chain
- Two Reception Rooms
- Modern Bathroom
- uPVC Double Glazing
- Great First-Time Buyer Home
- Three Bedrooms
- Kitchen/Dining Room
- Gas Central Heating
- Good Order

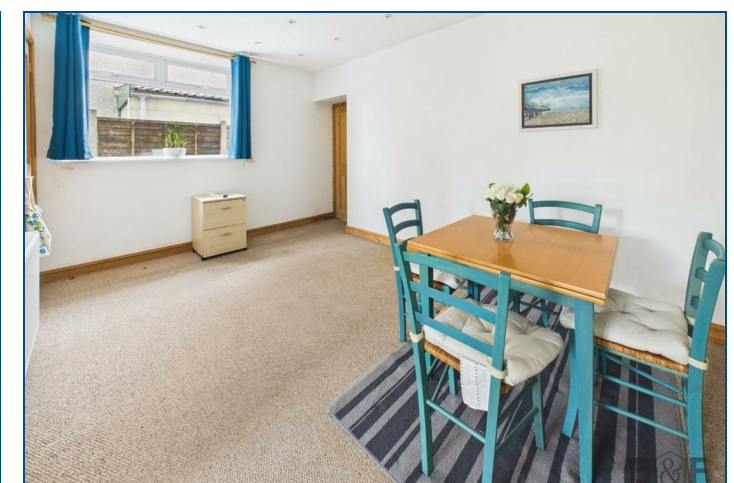
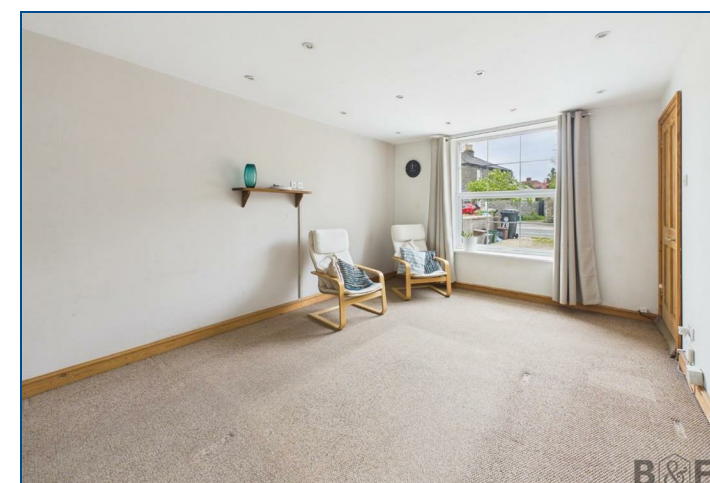
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



20 Forest Road, Fishponds, Bristol, BS16 3XJ
£275,000



- Hallway 3'5 x 2'10
- Living Room 15'4 x 11'3
- Dining Room 9'10 x 14'6
- Kitchen/Dining Room 9'10 x 12'10
- Cloakroom
- Spacious Landing 13'3 x 6'4
- Inner Landing 7'8 x 3'1
- Bedroom One 12'5 x 11'5
- Bedroom Two 9'2 x 11'4
- Bedroom Three 9'9 x 5'11
- Bathroom 9'10 x 7'7
- Outside
- Small Courtyard
- Off-Street Parking

Offered with vacant possession, is this fine three bedroom semi-detached period built property with off-street parking which could be partly configured as a courtyard garden and parking. The property is in good order throughout and benefits from fitted kitchen/dining room and modern bathroom, double glazing and gas central heating. The property is full of character and the accommodation comprises hallway, living room, dining room, fitted kitchen/dining room, cloakroom to the ground floor with three bedrooms and bathroom on the the first floor level. Situated on this popular road between the amenities of both Fishponds and Staple Hill. There are good bus routes and schools. The Bristol to Bath Cycle path is at the end of the road. There is good access to the ring road and the motorway network. In our opinion this is a perfect first-time buyer home. We fully recommend an early viewing.
Energy Rating C. Council Tax Band B.

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

