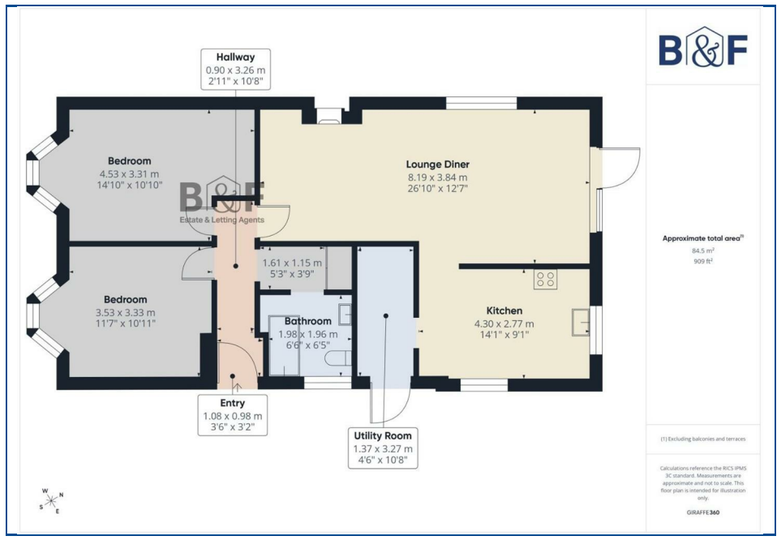
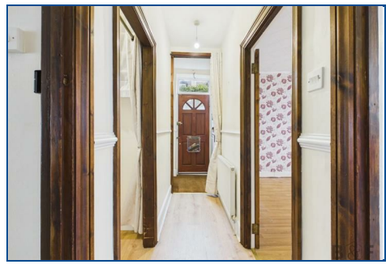


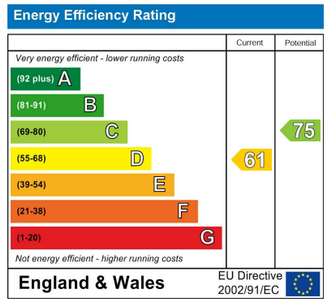








- No Onward Cahin
- Great Rear Access
- Large Lounge Diner
- Utility Room
- Great Parking
- Detached Bungalow
- Two Double Bedrooms
- Ample Kitchen
- Level Rear Garden
- GCH & D/Glazing



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

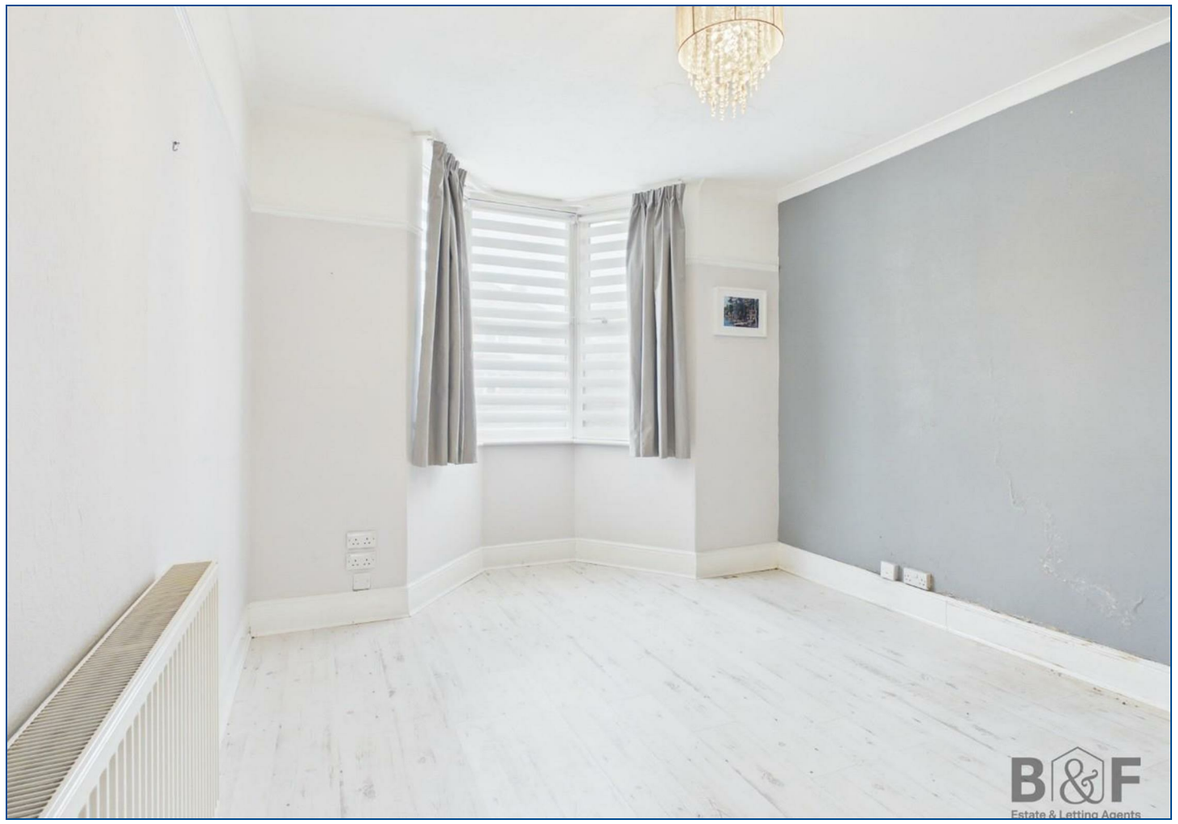
t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ







24 Croomes Hill, Downend, Bristol, BS16 5EH
Offers In The Region Of £425,000



Entrance Vestibule 3'6 x 3'2

Hallway 2'11 x 10'8

Bedroom One 14'10 x 10'10

Bedroom Two 11'7 x 10'11

Bathroom 6'6 x 6'5

Lounge Diner 26'10 x 12'7

Kitchen 14'1 x 9'1

Utility Room 4'6 x 10'9

Gardens

Ample Off Street Parking

Situated in this popular location of Croomes Hill and offered for sale with no onward chain is this detached bungalow, located on a corner plot. Access to the property is ideally to the rear where there is a large driveway leading to the level rear garden. In brief the accommodation comprises entrance vestibule, hallway with doors off to both double bedrooms, bathroom and large lounge diner. From there leads to an ample kitchen and utility room. The property is double glazed and gas centrally heated and although well loved, is best described as requiring some modernisation and cosmetic updating. Downend and Fishponds are within walking distance. There are good bus routes and it is only a short commute to Fishponds and the the motorway network/ring road.
Energy Rating D, Council Tax Band D.

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







