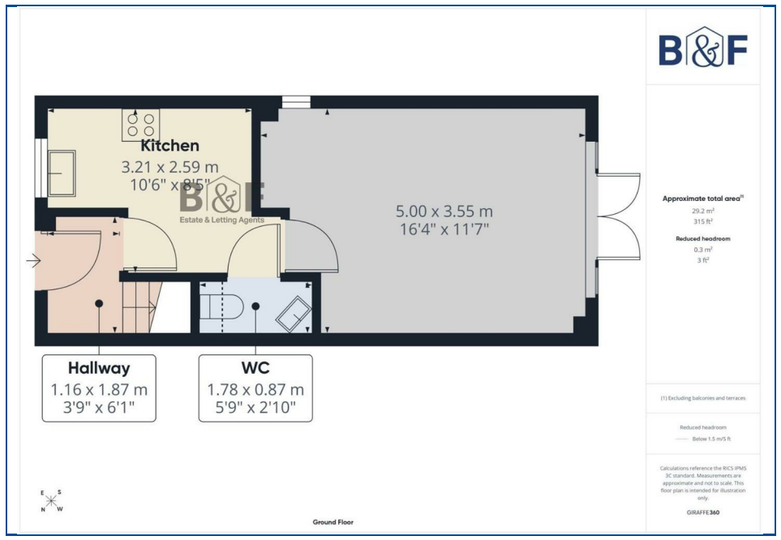
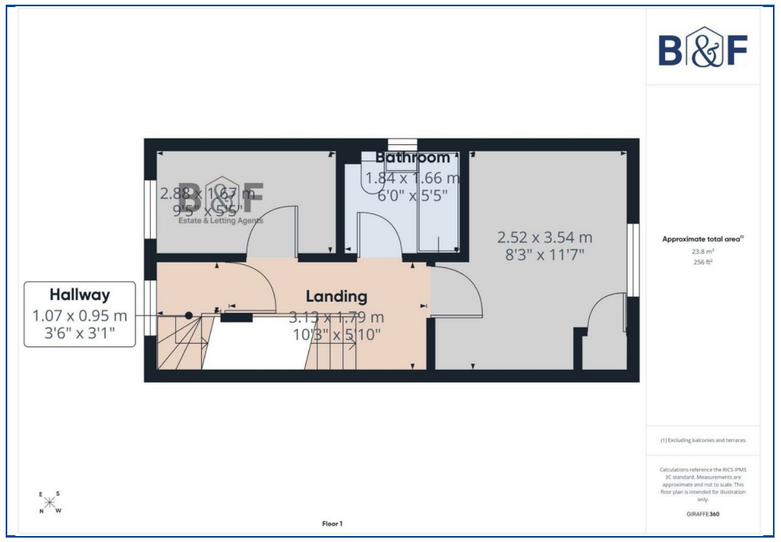
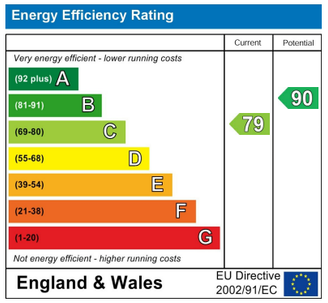




- Three Bedrooms
- Cloakroom
- Fitted Kitchen
- Double Glazing
- Good Order Throughout
- Two Bathrooms
- Lounge/Dining Room
- Enclosed Garden
- Gas Central Heating
- No Onward Chain



MONEY LAUNDERING REGULATIONS 2003

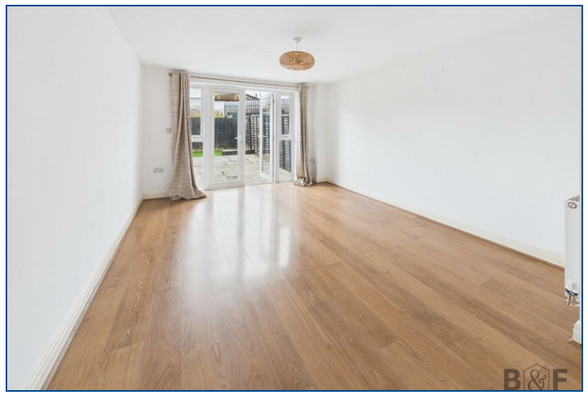
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



7 Morley Place, Staple Hill, Bristol, BS16 4DU

£310,000

Hallway

Fitted Kitchen

Cloakroom

Lounge/Diner

Landing

Bedroom Two

Bedroom Three

Bathroom

Landing

Master Bedroom

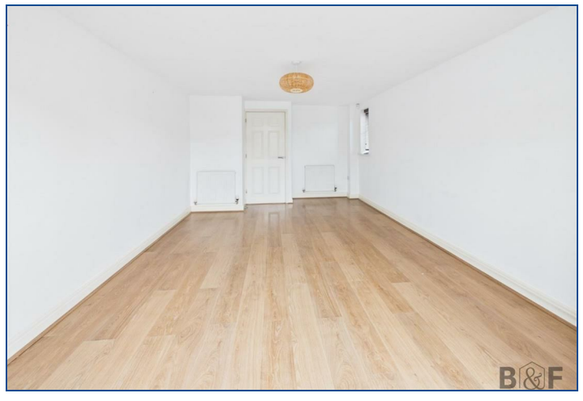
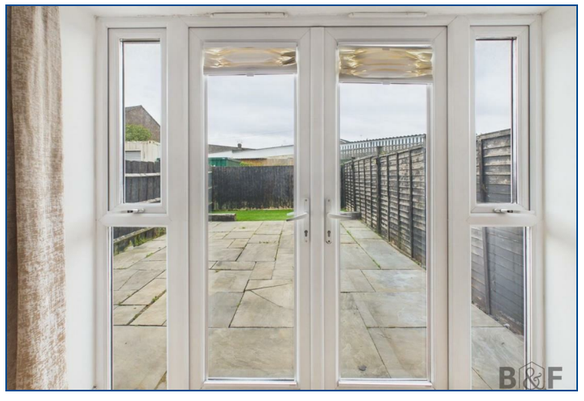
Ensuite Shower Room

Outside

Rear Garden

Off-Street Parking

Walk in wardrobe

NO ONWARD CHAIN. We are pleased to be able to be offer for sale this fine three bedroom modern end of terrace house with enclosed landscaped south west facing garden and off-street parking for 2 cars. The house is in good order throughout and briefly comprises living room, fitted kitchen, cloakroom to the ground floor, with two bedrooms and family bathroom to the first floor, and the master bedroom with en-suite to the top floor. Situated in this popular cul-de-sac in the heart of Staple Hill, the property is conveniently placed near local shops, bus routes and general and amenities. The ring road and motorway network is a short commute away. there is good ac cess to the City Centre and cycle path. Energy Rating C. Council Tax band C.

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