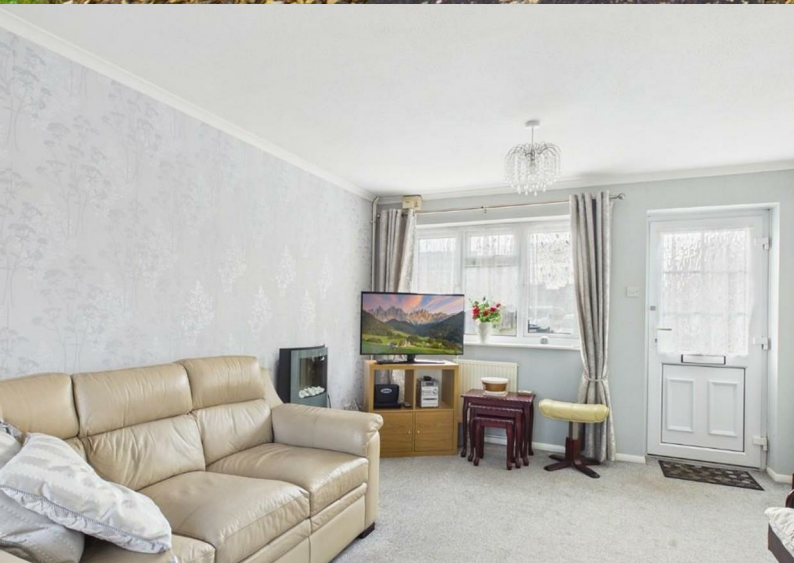


# Brunt & Fussell

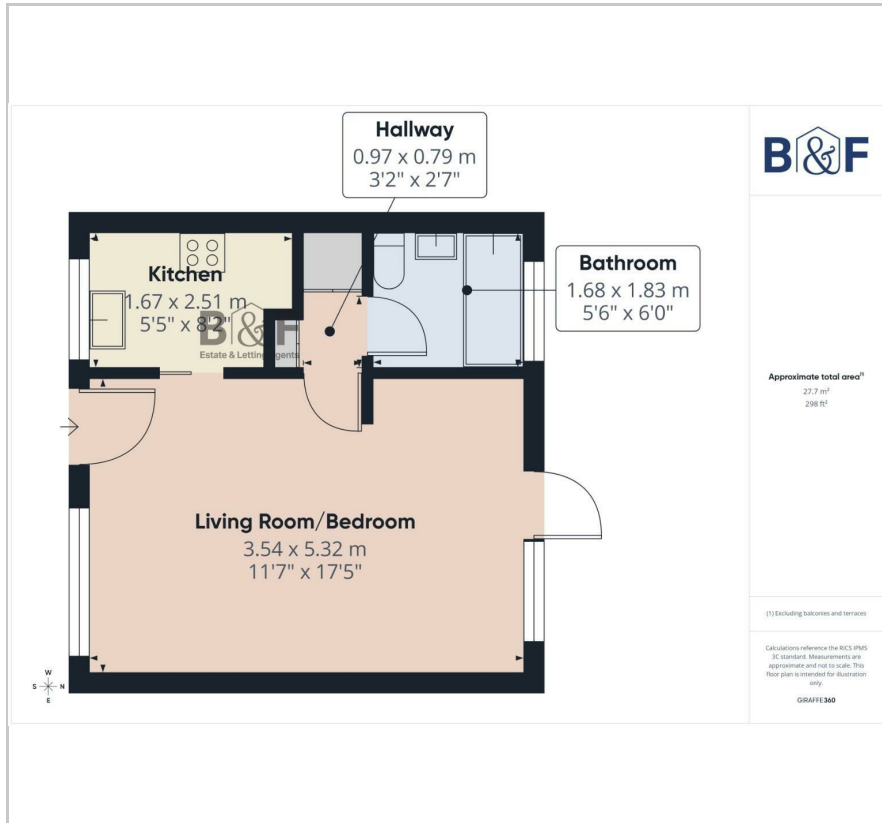


35 Long Close, Downend, Bristol, BS16 2UF

£245,000



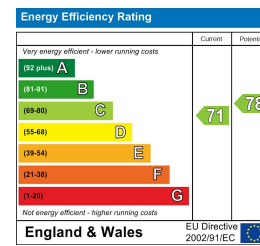
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

- Stunning Studio Bungalow
- Modern Bathroom
- Off-Street Parking
- Double Glazed
- Popular Cul-de-Sac
- Fitted Kitchen
- Lovely Enclosed Garden
- Excellent Decorative Order Throughout
- Gas Central Heating
- No Onward Chain.



Offered for sale with no onward chain. We are delighted to offer sale this stunning studio bungalow with lovely enclosed garden and off-street parking for two cars. The property lends it self to be extended (subject to the usual planning permissions). Benefits include double glazing, gas central heating, modern fitted kitchen and bathroom. The accommodation comprises living room/bedroom area, kitchen, lobby and bathroom. Situated in this popular cul-de-sac with good access to bus routes and local amenities. In our opinion this delightful home would ideally suit a first-time buyer or someone who would like to downsize to enjoy their later years. We fully recommend an internal inspection.

Energy Rating C. Council Tax Band A.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.