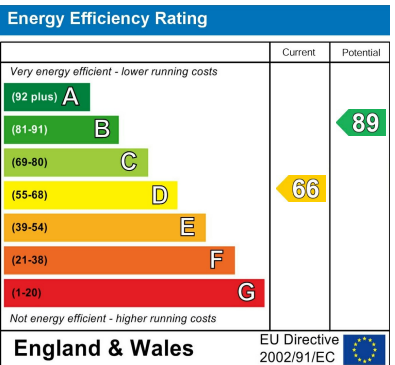


- No Onward Chain
- Two Bedrooms
- Walking Distance To Staple Hill & Fishponds High Street
- Popular Road
- Gas C/h & D/g
- Period Property
- Bathroom & Separate Shower Room
- Close To The Bristol To Bath Cycle Path
- Utility Room
- Energy Rating D



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.

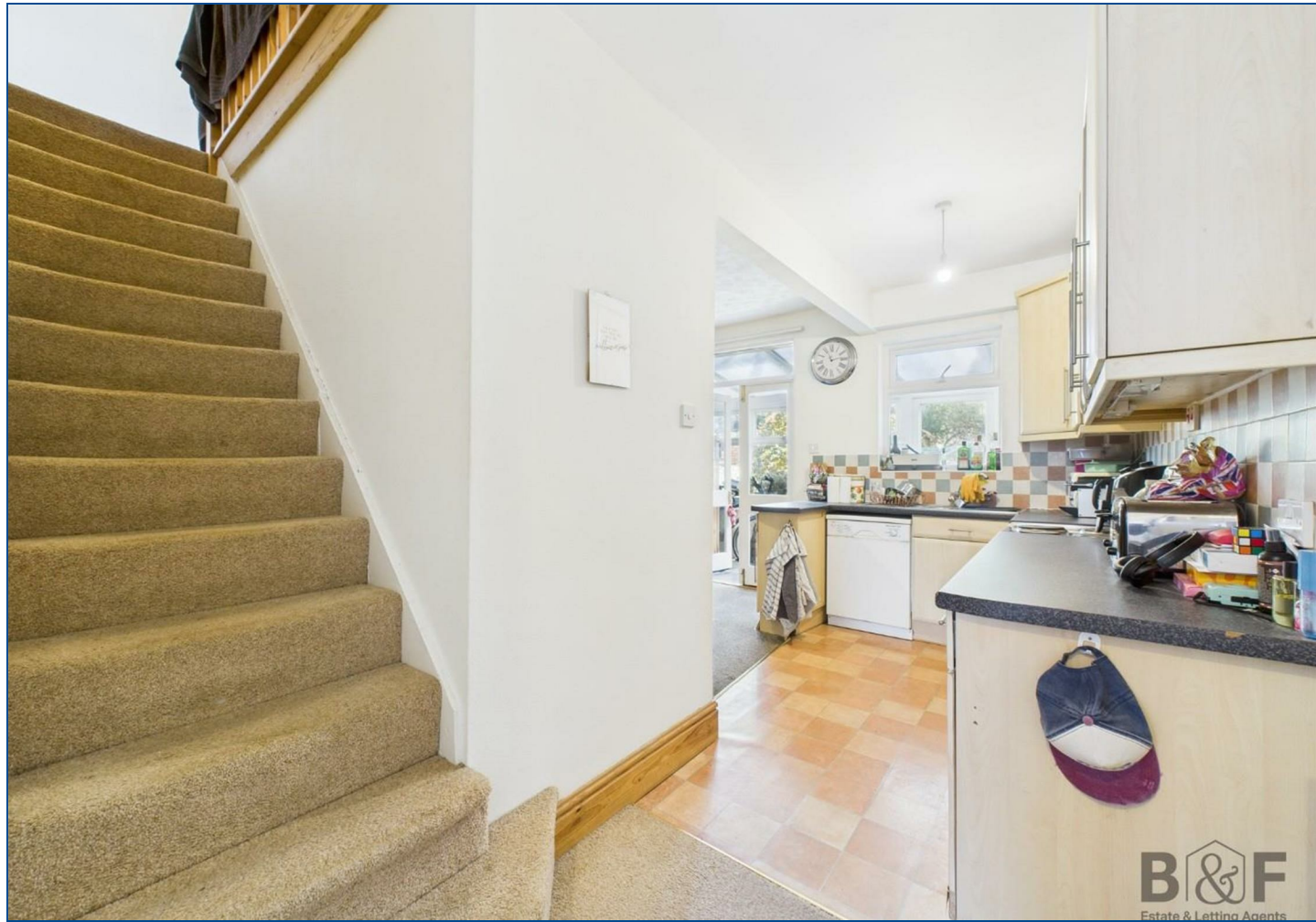
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



8 Kimberley Road, Fishponds, Bristol, BS16 5AE
£300,000



Hallway 12'0" x 3'0"

Living Room 11'3" x 12'5"

Kitchen/ Dining Area 15'0" x 15'10"

Utility Room 4'5" x 15'7"

Landing 5'5" x 13'0"

Bedroom One 11'2" x 15'10"

Bedroom Two 9'1" x 9'10"

Bathroom 9'0" x 5'6"

Shower Room 5'5" x 2'5"

Offered for sale with no onward chain, is this attractive two-bedroom terraced period home that presents a wonderful opportunity in a sought-after location. The property offers deceptively spacious accommodation with gas central heating and double glazing throughout. The ground floor comprises an entrance hallway, living room, open-plan kitchen/diner, and a utility room, while the first floor features two double bedrooms, a bathroom, and an additional shower room. Although some updating is required, it remains perfectly liveable as is and offers excellent potential for improvement and allows buyers to add their own stamp. Ideally situated within walking distance of Staple Hill and Fishponds High Streets, with their wide range of shops, cafes, and amenities. A viewing is highly recommended to fully appreciate all that this property has to offer. Energy Rating D. Council Tax Band B.

