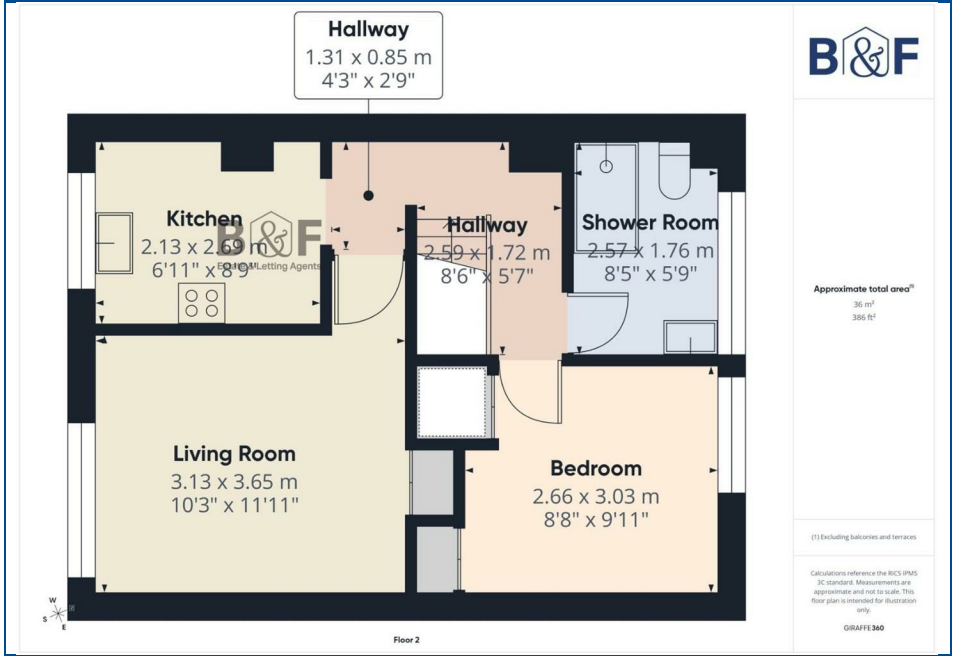
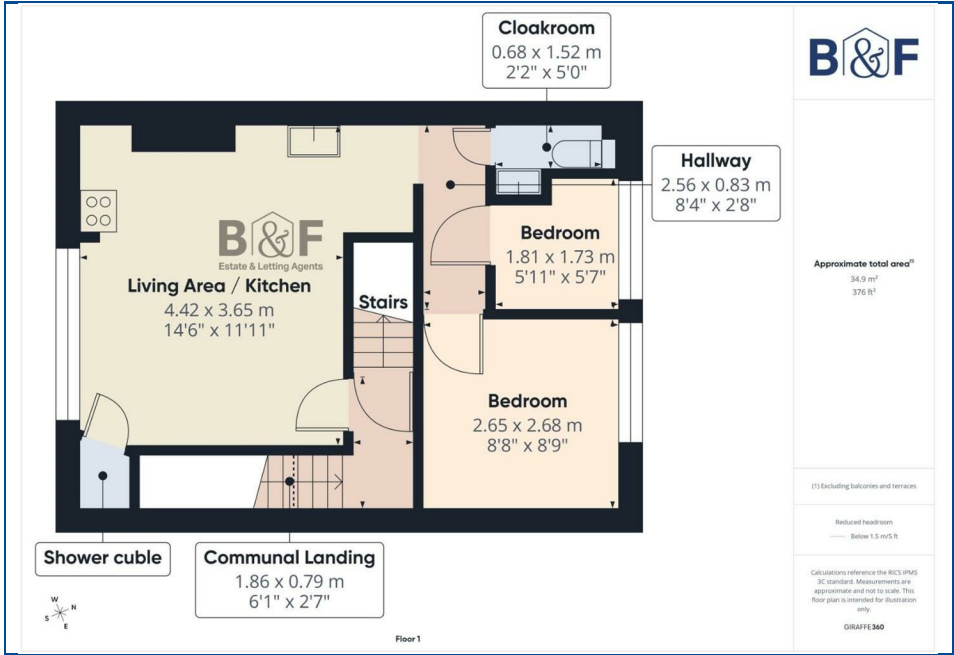




- Maisonette Comprising Of Two Flats
- First Floor Flat Has Two Bedrooms
- Second Floor Flat Has One Bedroom
- Double and Triple Glazing
- Situated in The Heart of Staple Hill
- Close To All Amenities
- Gas Central Heating
- Well Maintained
- Good Access To The Centre
- Perfect Investment Opportunity

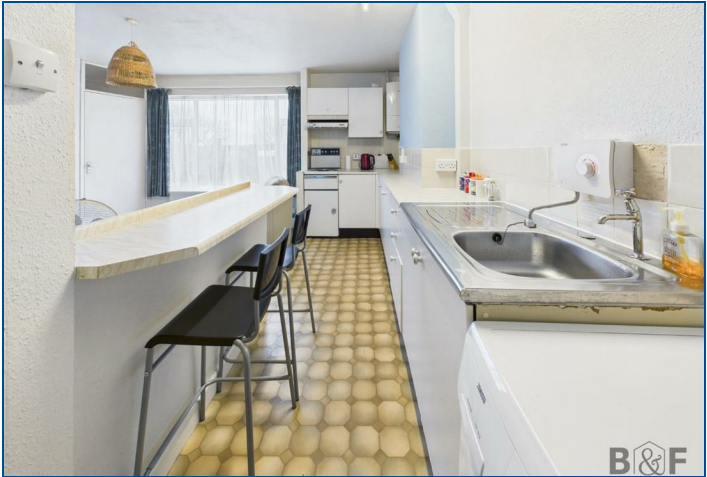
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	70
EU Directive 2002/91/EC		

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.

Brunt & Fussell

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



Maisonette 92a High Street, Staple Hill, Bristol, BS16 5HL
£250,000



First Floor Flat

Communal Landing 6'1 x 2'7

Living Area/Kitchen 14'6 x 11'11

Shower Cubicle

Hallway 8'4 x 2'8

Bedroom 8'8 x 8'9

Bedroom 5'11 x 5'7

Cloakroom 2'2 x 5

Second Floor Flat

Hallway 8'6 x 5'7

Living Room 10'3 x 11'11

Kitchen 6'11 x 8'9

Bedroom 8'8 x 9'11

Shower Room 8'5 x 5'9

A wonderful investment opportunity, or for a owner occupier. We are delighted to offer for sale this maisonette, which has been converted into two separate flats. The property is situated on High Street in the heart of Staple Hill. Both flats have been well maintained and have gas central heating and uPVC double glazing. The accommodation comprises : First Floor Flat Communal Landing, living room/kitchen, Shower cubicle, hallway, cloakroom, and two bedrooms. Second Floor Flat: Hallway, living room, kitchen, landing, bedroom and shower room. Simply from walking out of the property you have all the local shops, bus routes, pubs and takeaways' on your door step. The Bristol to Bath cycle track is close by and it is a short commute to the motorway network. In our opinion, this well-configured maisonette presents excellent opportunity for an investor or an owner-occupier looking to live in one flat and let the other. We fully recommend an early inspection. Energy Rating D, Council Tax A.

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

