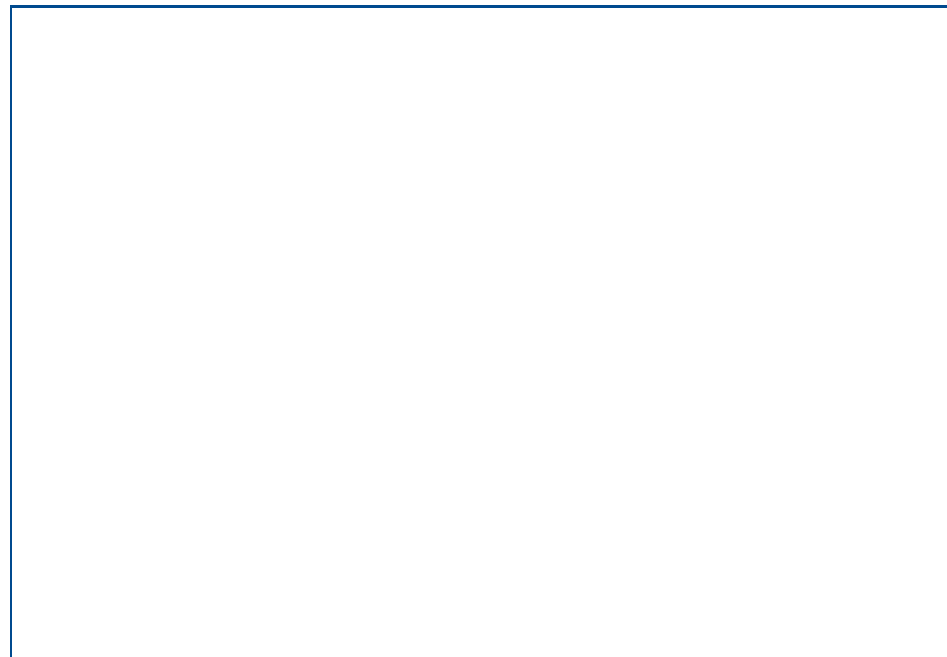
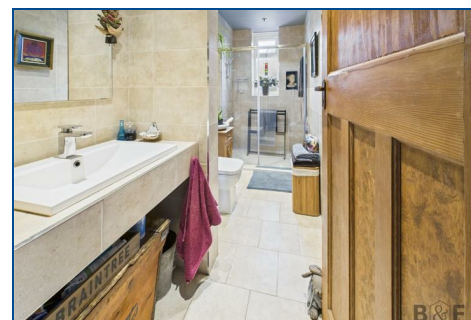
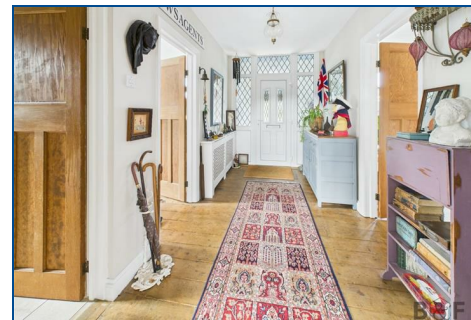
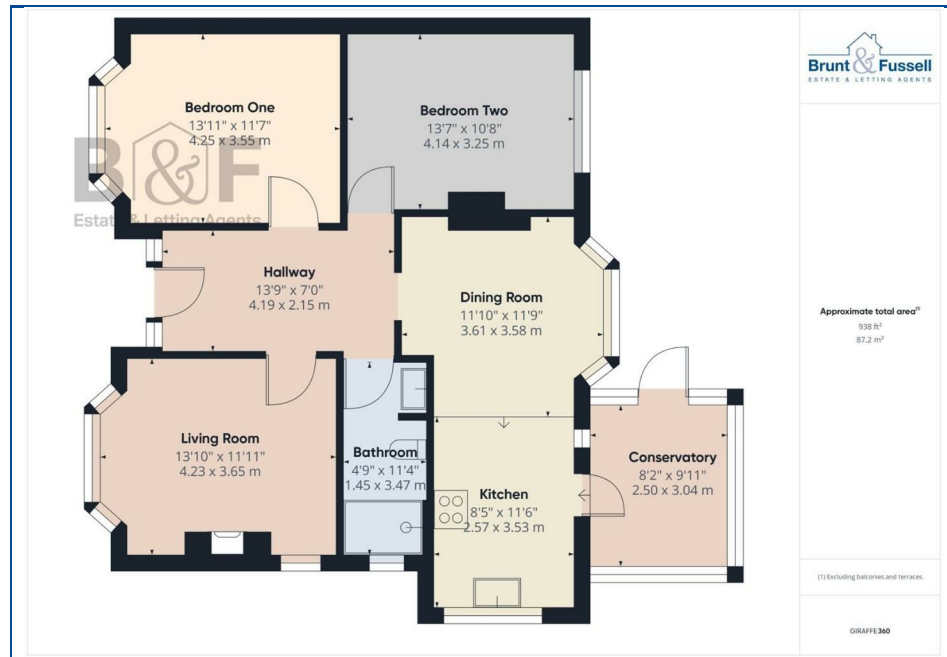


Brunt & Fussell

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



- Detached Bungalow
- Well Presented
- Fitted Kitchen/Diner
- Double Glazing
- Enclosed Gardens

- Two/Three Bedrooms
- Modern Shower Room
- Mobility Access Slope
- Gas Central Heating
- Close to Amenities

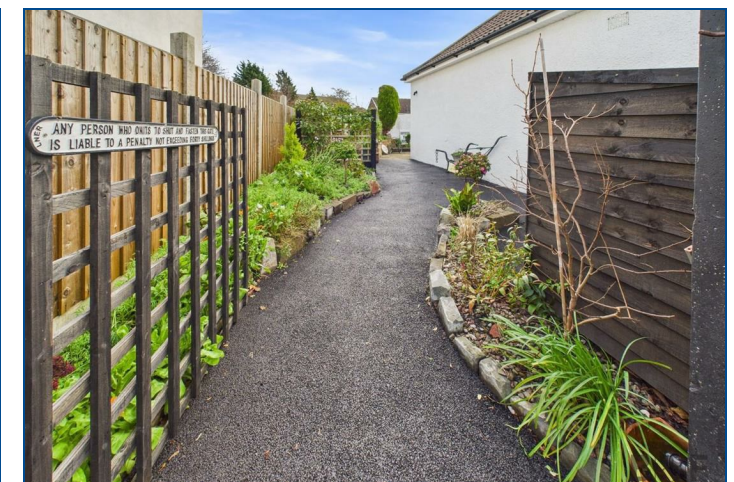
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	
EU Directive 2002/91/EC	

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.



205a Soundwell Road, Soundwell, Bristol, BS16 4RP
£369,995



Storm Porch

Spacious Entrance hall 13'9" x 7'0"

Living Room 13'10" x 11'11"

Sitting Room 11'10" x 11'9"

Kitchen 11'6" x 8'5"

Conservatory 9'11" x 8'2"

Bedroom One 13'11" x 11'7"

Bedroom Two 13'7" x 10'8"

Shower Room 11'4" x 4'8"

Front Garden

Side Gardens

Rear Garden

We are delighted to be able to offer for sale this attractive, deceptively spacious two/three bedroom detached bungalow with enclosed gardens. The property has been updated in recent years and is well presented throughout and offers comfortable living accommodation that briefly comprises; entrance porch, hallway, living room/bedroom, kitchen/diner/sitting room, conservatory, two double bedrooms and shower room. Other benefits include uPVC double glazing and gas central heating. The bungalow has much character and some original features including stripped floors. Conveniently situated with the amenities of Staple Hill and Kingswood being close to by. There is a good bus service to hand. In our opinion this property would suit the young and old equally. Internal viewing recommended. Energy Rating D. Council Tax Band C.

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

