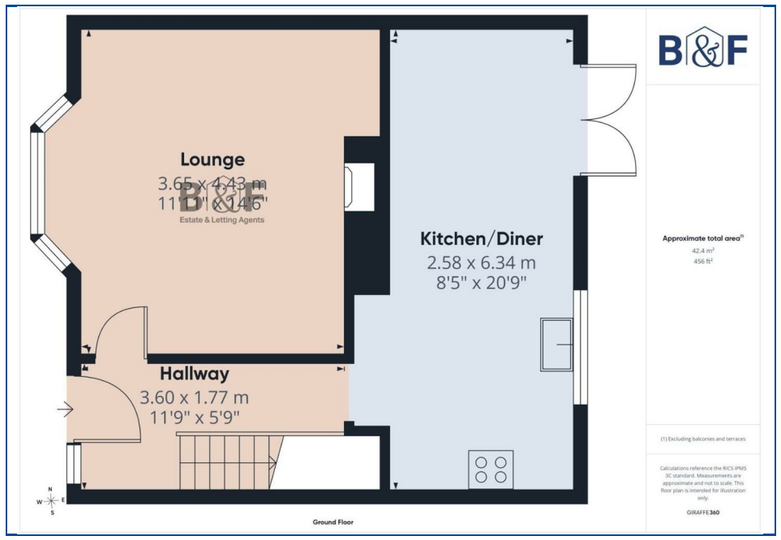
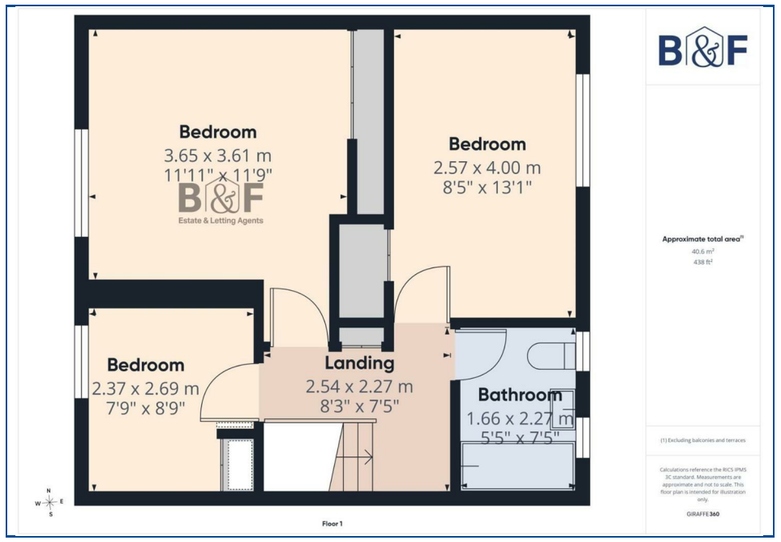
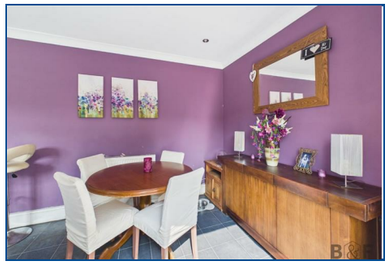
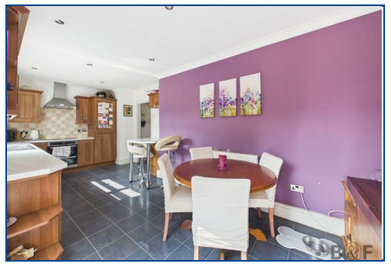
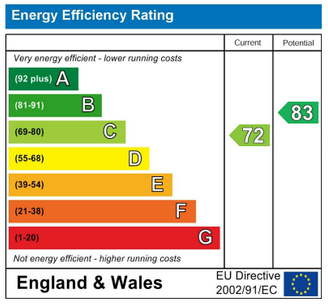








- No Onward Chain
- End Terrace
- Large Garden
- Requires Modernisation
- Three Bedrooms
- Off Street Parking
- Good Location
- Gas C/h & D/g



MONEY LAUNDERING REGULATIONS 2003

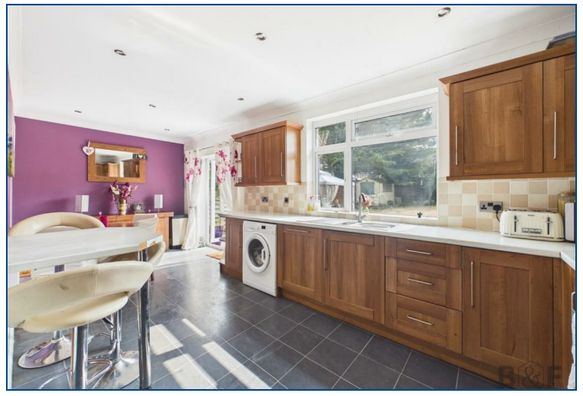
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



38 Streamside, Mangotsfield, Bristol, BS16 9EA

£320,000

Hallway 11'9" x 5'9"

Lounge 11'11" x 14'6"

Kitchen/Diner 8'5" x 20'9"

Landing 8'3" x 7'5"

Bedroom One 11'11" x 11'10"

Bedroom Two 8'5" x 13'1"

Bedroom Three 7'9" x 8'9"

Bathroom 5'5" x 7'5"

Front & Rear Garden

Off Street Parking

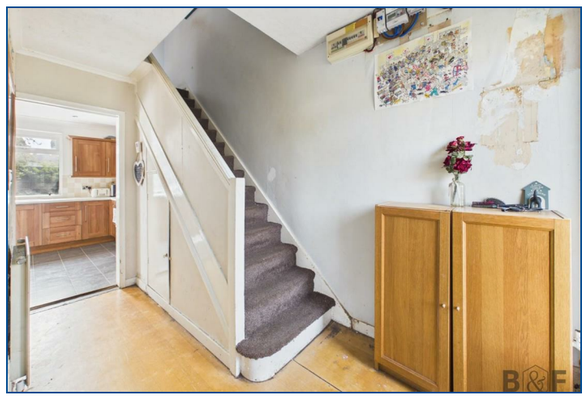
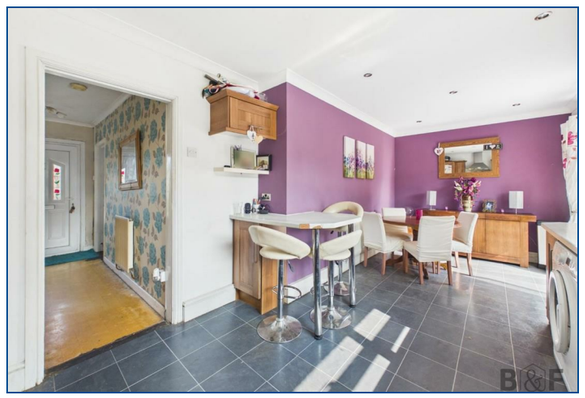
Offered to the market with no chain is this three bedroom end-terraced home with large garden and off-street parking. Situated in a popular residential location in Mangotsfield, this home offers an exciting opportunity for buyers looking to put their own stamp on a property and create a home tailored to their own tastes.

The accommodation provides a good degree of flexibility and, while the property would benefit from some modernisation and updating, it offers an excellent opportunity to improve and personalise the home over time. The property also benefits from three bedrooms, off-street parking, side access and a large rear garden.

The location is well placed for access to a range of local amenities, there are also a number of green spaces and recreational facilities nearby, providing plenty of opportunities for walking, leisure and outdoor activities.

For families, the area is well served by local schools, with Barley Close Community Primary School, Stanbridge Primary School and Emersons Green Primary School all located nearby, as well as secondary schools such as Downend School and Mangotsfield School.

With its generous rear garden, useful off-street parking and convenient location, this property offers buyers the chance to acquire a home with plenty of potential in a well-connected part of South Gloucestershire. An early viewing is highly recommended to appreciate the space and potential on offer.

Council Tax Band B. Energy Rating C.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR