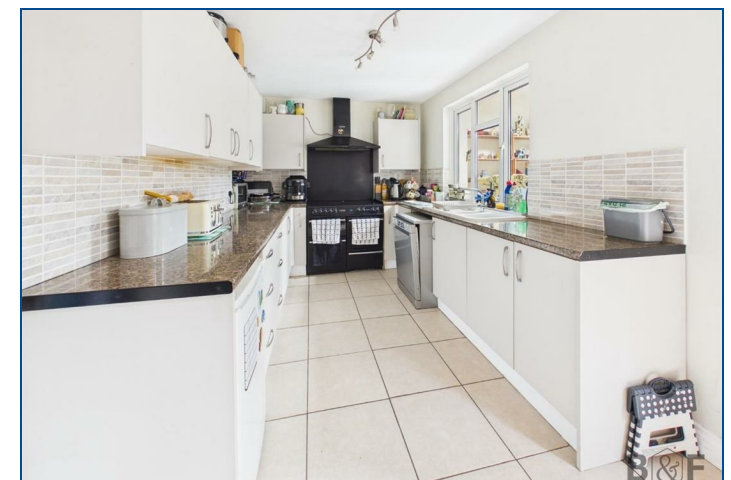


- Deceptively Spacious House
- Two Reception Rooms
- Four Bedrooms
- Double Glazed
- Off-Street Parking
- Double Storey Extension
- Two Bathrooms
- Home Office/Workshop
- Gas Central Heating
- Close to Amenities

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		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.

71 Seymour Road, Staple Hill, Bristol, BS16 4TB
Asking Price £415,000



- Hallway 11'3" x 5'9"
- Living Room 11'10" x 13'6"
- Kitchen/Dining Room 10'3" x 20'2"
- Sitting Room 8'5" x 19'10"
- Utility Room 12'0" x 6'10"
- Shower Room 7'4" x 3'8"
- Home Office/Workshop 11'5" x 6'10"
- Landing 8'2" x 7'5"
- Bedroom One 11'10" x 10'2"
- Bedroom Two 8'4" x 12'0"
- Bedroom Three 12'2" x 6'9"
- Bedroom Four 16'6" m x 7'9" m (max)
- Dressing Room/Study
- Bathroom
- Outside
- Enclosed Rear Garden
- Off-Street Parking

Offered for sale is this deceptively spacious extended four bedroom semi-detached house with enclosed garden and ample off-street parking. The accommodation is perfectly suited to the larger family. The ground floor comprises hallway, two reception rooms, kitchen/breakfast room, utility room, shower room and workshop/home office. There are four bedrooms, dressing room/study and bathroom on the first floor. Outside, the property has a fully enclosed rear garden with large shed/workshop, which is currently being used as a forge. The house is conveniently located just a short walk from Staple Hill High Street, Page Park. The Bristol to Bath Cycle Path and the ring road are a short commute away. This property is ideally positioned close to local schools, shops, and excellent transport links into central Bristol and surrounding areas, making it a sought after area for families and professionals alike. Council Tax Band B. Energy Rating TBC.

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

