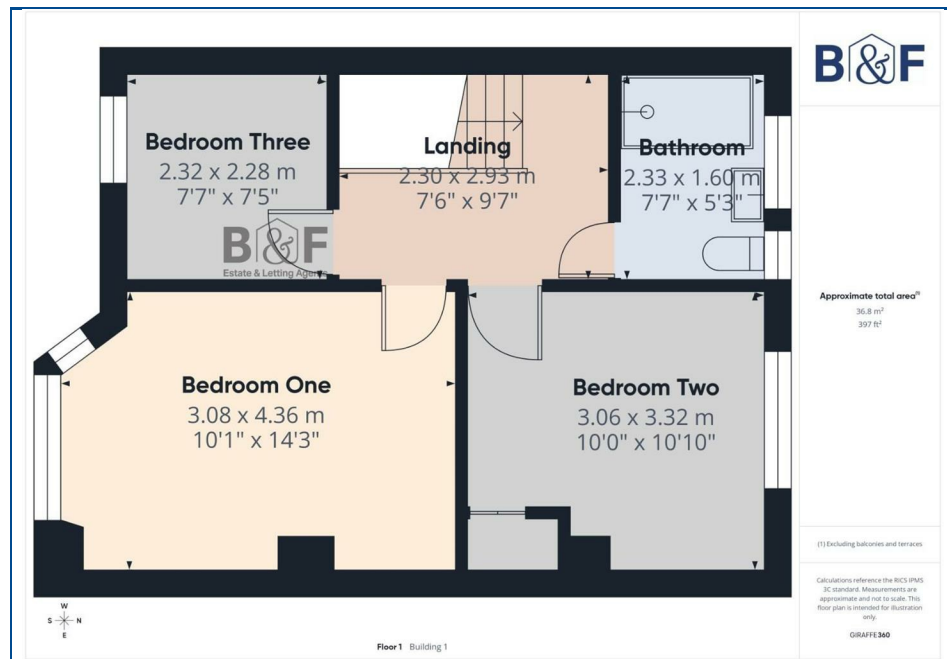
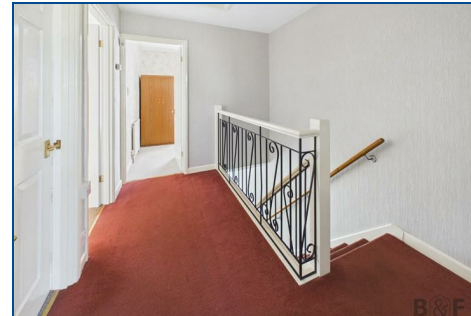
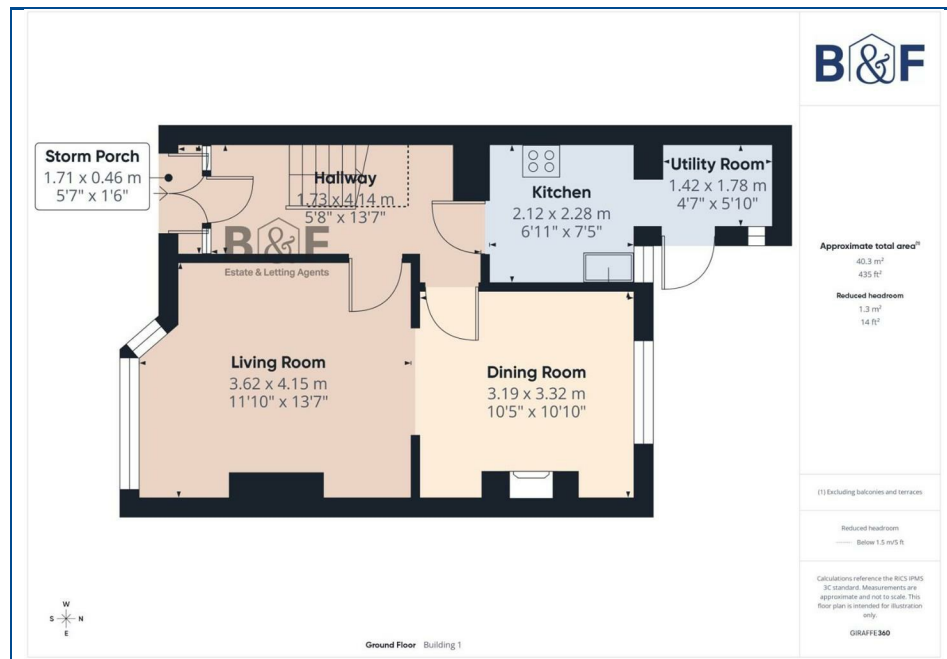


# Brunt & Fussell

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



- 1950's Mid-Terrace House
- Living Room and Dining Room
- Modern Shower Room
- Gas Central heating
- Popular Road
- Three Bedrooms
- Kitchen and Utility Room
- Double Glazing
- Detached Garage
- Close to Page Park

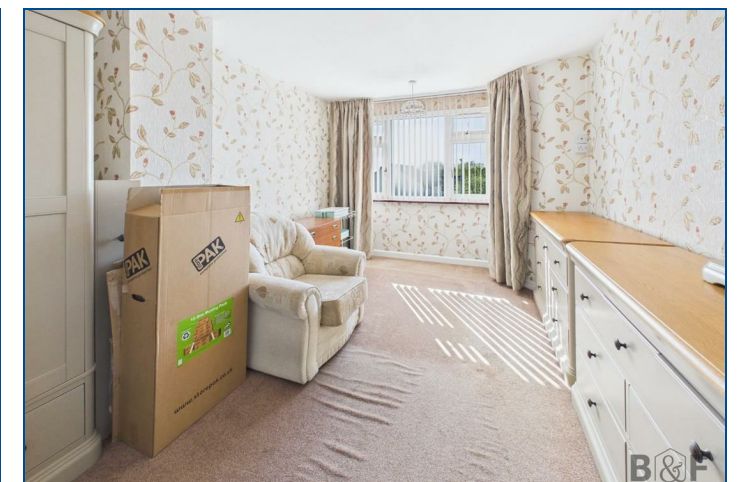
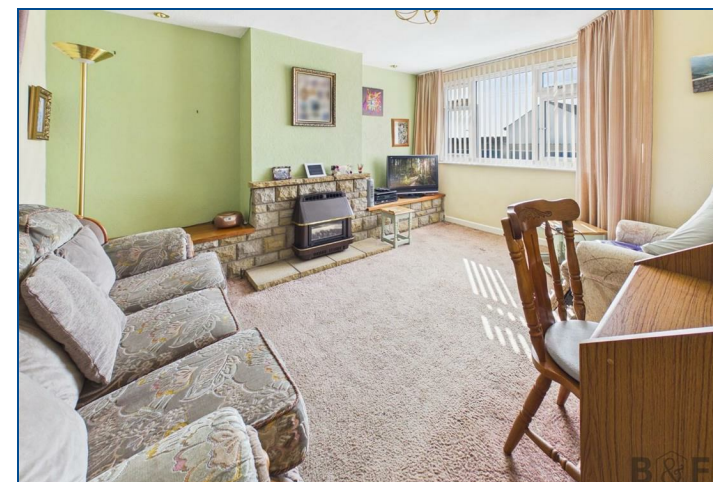
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      |           |
| (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.



**42 Teewell Avenue, Staple Hill, Bristol, BS16 5NQ**  
**£339,950**



- Storm Porch 5'7 s 1'6
- Hallway 5'8 x 13'7
- Living Room 11'10 x 13'7
- Dining Room 10'5 x 10'10
- Kitchen 6'11 x 7'5
- Utility Room 4'7 x 5'10
- Landing 7'6 x 9'7
- Bedroom One 10'1 x 14'3
- Bedroom Two 10 x 10'10
- Bedroom Three 7'7 x 7'5
- Shower Room 7'7 x 5'3
- Outside
- Front Garden
- Rear Garden
- Detached Garage 7'10 x 14'3

A fine 1950's three bedroom mid-terrace home with lovely enclosed mature garden and a detached garage to the rear of the garden. The property is in good order and has been well cared for and maintained by the existing owners. Other benefits include, gas central heating and double glazing.

The accommodation comprises storm porch, hallway, living room, dining room, fitted kitchen, and utility room on the ground floor with three generous bedrooms and shower room to the first floor.

The property is situated on this popular road, in the heart of Staple Hill, close to the Bristol to Bath cycle track, and short commute to the ring Road. Page Park and the amenities of Staple Hill, are within walking distance. In our opinion this property would ideally suit first time buyers or the growing the family. Energy Rating C. Council Tax Band B.

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

