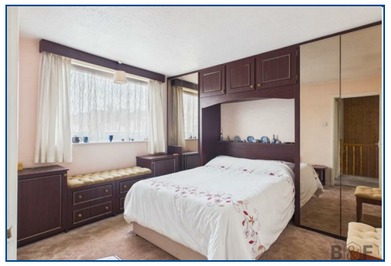
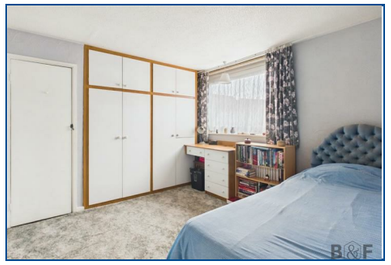
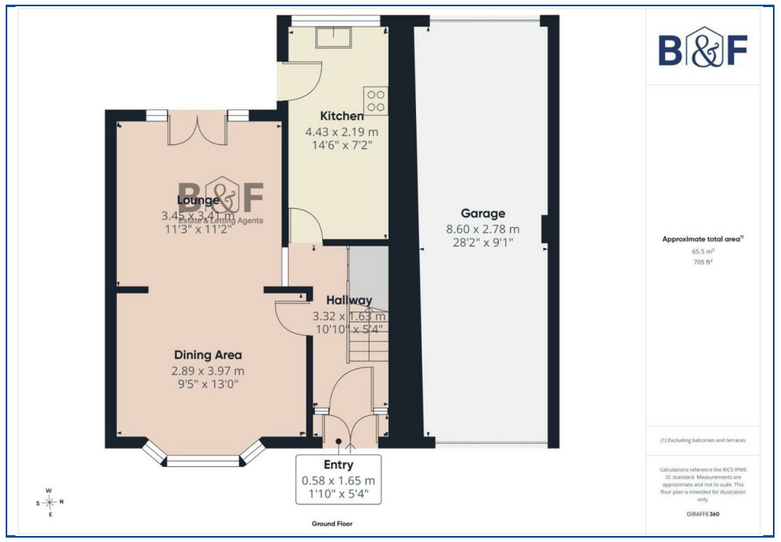
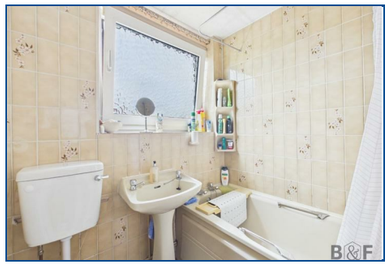
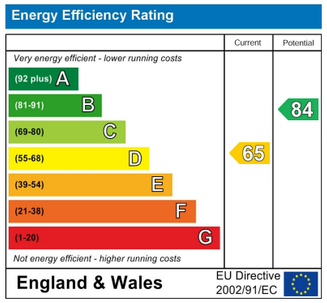








- Large Plot
- Semi Detached
- Lounge Diner
- Carport
- GCH & D/Glazing
- Ideal for Extending
- Three Bedrooms
- Tandem Garage
- Ample Driveway
- Close to Amenities



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.

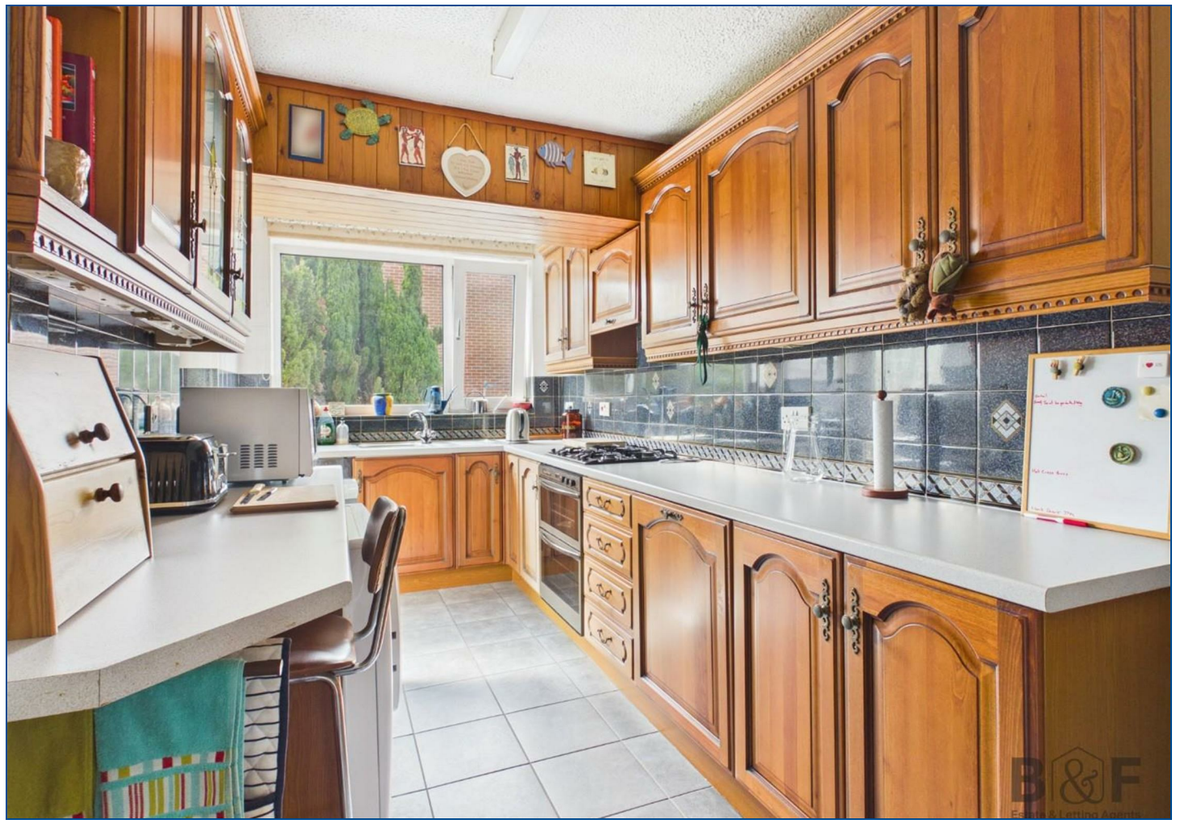
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

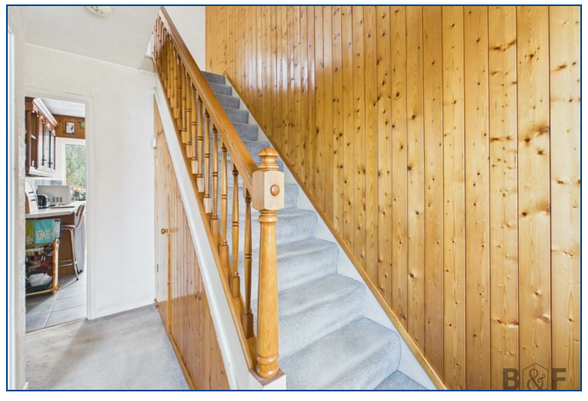
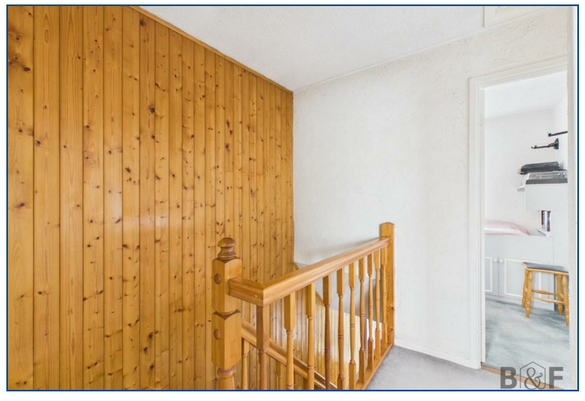
Brunt & Fussell

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

46 Hayward Road, Staple Hill, Bristol, BS16 4NZ
Asking Price £350,000



- Porch
- Hallway
- Dining Area
- Lounge
- Kitchen
- Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom
- Tandem Garage
- Carport
- Gardens

This is an ideal opportunity to purchase a property with great potential to extend and reconfigure to provide a large family home, close to all amenities. This super semi detached home has been well loved and maintained, with accommodation comprising porch, hallway, lounge and dining area, plus kitchen. Upstairs are three bedrooms and bathroom. The property is double glazed and gas centrally heated. Outside is a large tandem garage, carport and ample parking. The rear garden is laid to patio and lawn. Energy Rating D, Council Tax Band C.

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