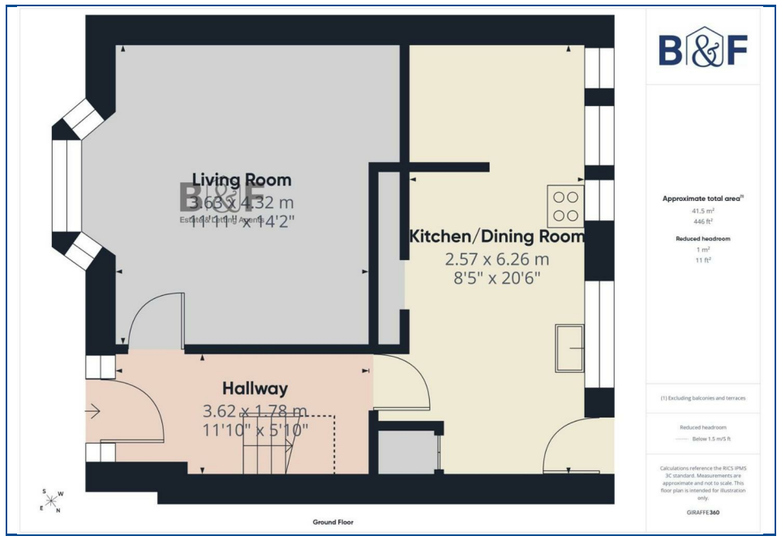
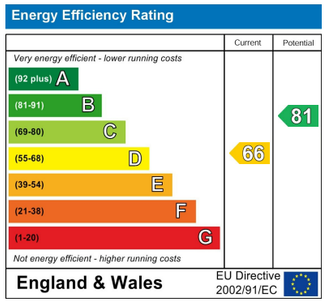


- No Onward Chain
- Living Room
- Modern Shower Room
- Possible Parking
- Gas Central Heating
- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Gardens
- Double Glazed
- Popular Road



MONEY LAUNDERING REGULATIONS 2003

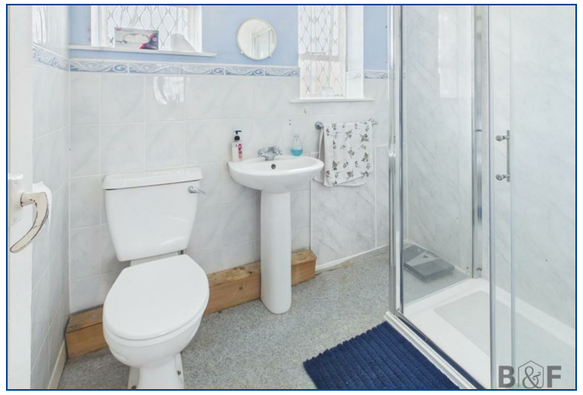
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



55 Royal Road, Mangotsfield, Bristol, BS16 9DH

£299,950

Hallway 11'10 x 5'10

Living Room 11'11 x 14'2

Kitchen/Dining Room 8'5 x 20'6

Landing 8'2 x 7'5

Bedroom One 13'6 x 10'11

Bedroom Two 8'4 x 12'9

Bedroom Three 8' x 9'3

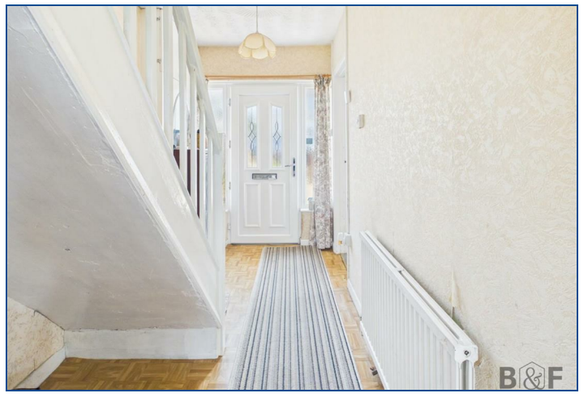
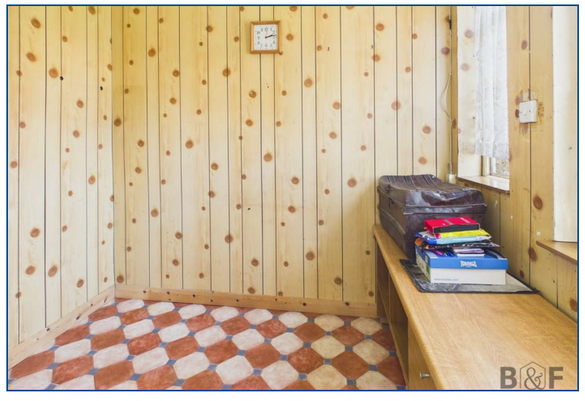
Shower Room 5'5 x 7'3

Outside

Front Garden

Enclosed Rear Garden

Offered for sale with no onward chain is this traditionally built three bedroom semi-detached house with fully enclosed rear garden. The property is perfectly liveable and mortgageable, but does require updating, hence realistic asking price. The accommodation comprises hallway, living room, kitchen/dining room, three bedrooms and shower room. There is possibility of creating off street parking to the front garden, subject to the usual planning permission. The house benefits from gas central and double glazing. Situated on this popular road close to local schools and bus routes. The amenities of Mangotsfield and Downend are close by.

Energy Rating D. Council Tax Band B.

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