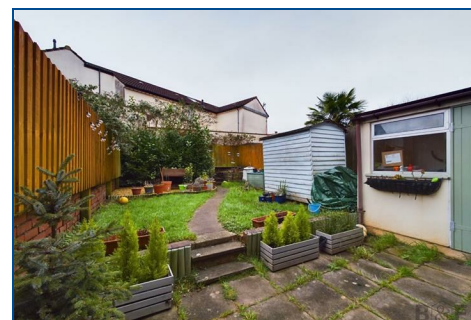
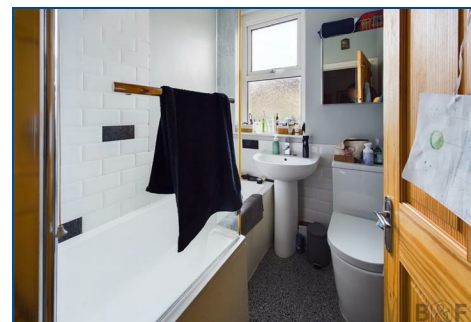
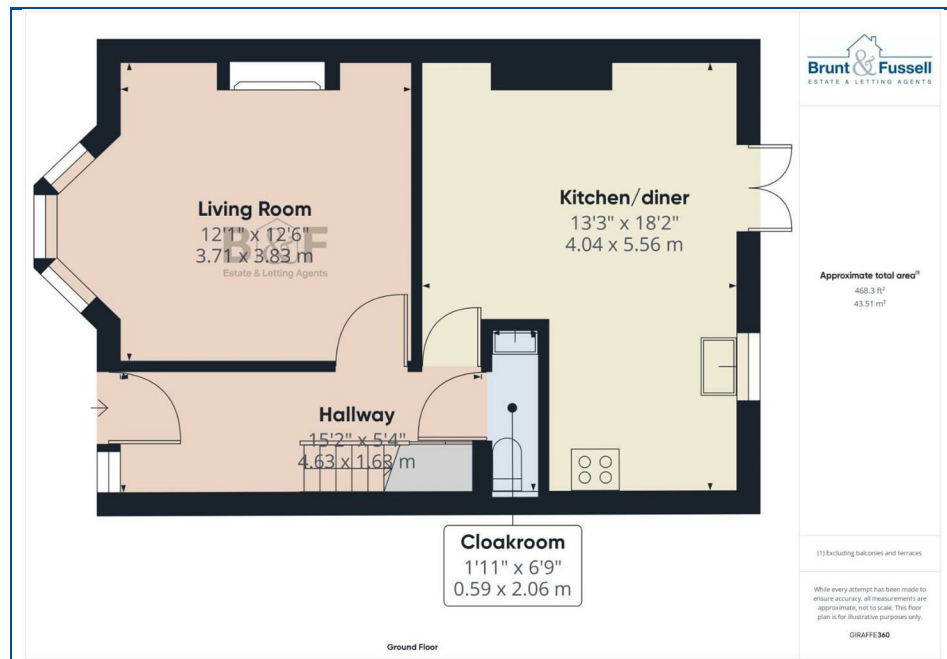
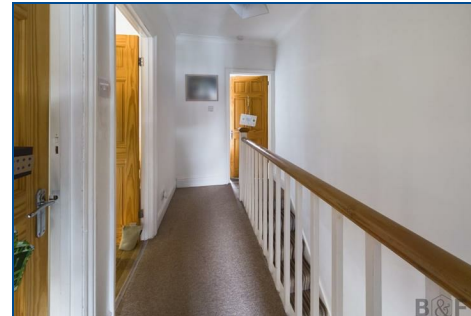
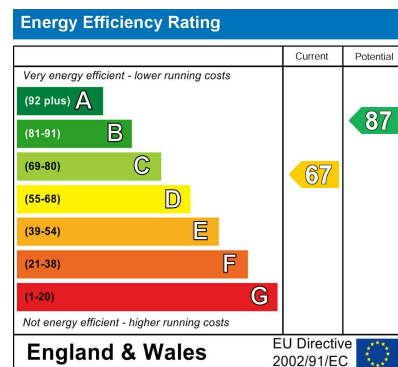


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- No Onward Chain
- Sought After Road
- D/g & Gas Ch
- Good Order Throughout
- Three Bedrooms
- Off-Street parking



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.



Hermitage Road, Staple Hill, BS16 5JT
£375,000



Hallway 15'2 x 5'5

Cloakroom 6'9 x 1'11

Living Room 12'1 x 12'6

Kitchen/Diner 13'2 x 18'3

Landing 10'6 x 5'10

Bedroom 13'4 x 10'10

Bedroom 8'11 x 8

Bedroom 8'11 x 8

Bathroom 5'9 x 5'9

Outside

The front garden is laid to off-street parking. Fully enclosed rear garden.

Offered with no onward chain is this attractive, traditionally built double bayed, three bedroom mid-terrace house with enclosed garden, and off-street parking. The property is in good order throughout and has been well maintained, boasting lots of character. Other benefits include gas central heating, (new boiler fitted in 2022) PVC double glazing and modern kitchen/diner and bathroom facilities. The accommodation briefly comprises hallway, cloakroom, living room, kitchen/diner, three bedrooms and bathroom. The house is situated on this sought-after road, in the heart of Staple Hill, within walking distance of the amenities of both Dowend and Staple Hill and Page Park. There are good schools close by, with good access to the ring road and motorway network. In our opinion this property is ideally suited to the young family/first-time-buyer. Energy Rating D. Council Tax Band B.

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

