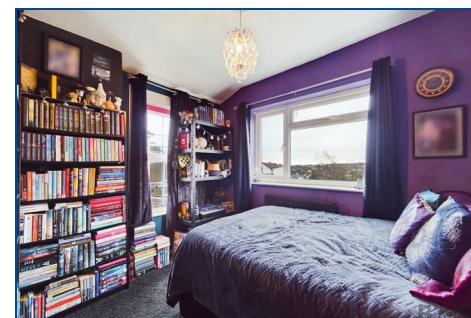
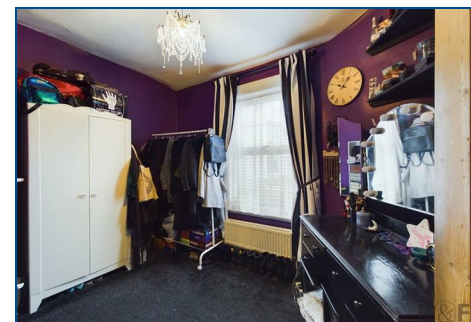
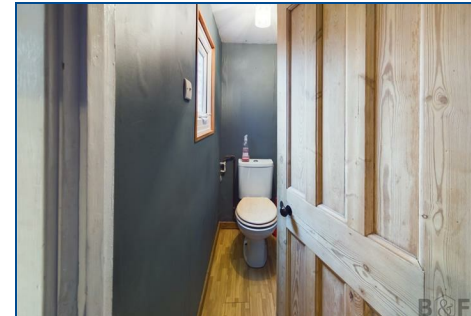


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Four Double Bedrooms
- Substantial House
- D/g & Gas Ch
- Original Features
- Close to Page Park
- Must Be Viewed

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
65	82
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.

**Broad Street, Staple Hill, BS16 5NJ**  
**£365,000**





Entrance Vestibule 4'4 x 4'4

Hallway 19'5 x 5'11

Living Room 15' x 12'5

Sitting Room 13'1 x 10'11

Kitchen 12'5 x 10'8

Dining Room 9'7 x 10'8

Cloakroom 5'3 x 2'6

Landing

Bedroom 15'5 x 11'10

Bedroom 13'10 x 11'

Bedroom 11'10 x 7'5

Bedroom 8'11 x 10'9

Bathroom 9'2 x 5'

Outside

Wall enclosed front garden. Fully enclosed rear garden.

UNEXPECTEDLY RE-AVAILABLE. Offered for sale with no onward chain. We are delighted to offer for sale this substantial double bayed, period built four bedroom mid-terrace house with enclosed garden. The property has much character and charm with many original features, including stripped doors, floors, stained glass, and picture rails. The house has been much loved, but does now require updating, hence realistic asking price. The accommodation briefly comprises entrance vestibule, hallway, lounge, sitting room, kitchen, dining room, cloakroom, four double bedrooms and family bathroom. The property has gas central heating and double glazing. Situated on this popular road only a stones throw from Page Park, and set in the heart of Staple Hill, close to all local amenities, local schools, bus routes, and the Bristol to Bath cycle track. The ring road and motorway network are only a short commute away. We fully recommend an early viewing, properties of this size rarely come to the market.

Council Tax C. Energy Rating D.

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

