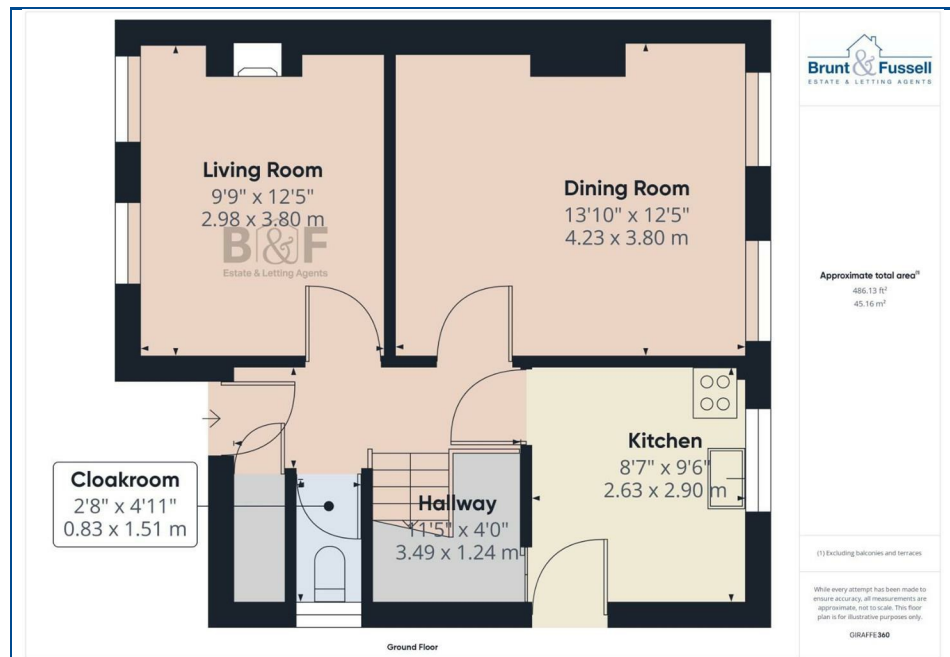
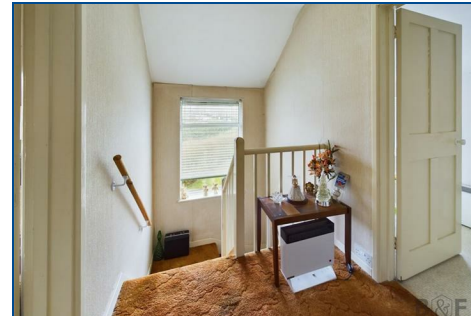


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Requires Updating
- D/g
- No Onward Chain
- Three Double Bedrooms
- Corner Gardens
- Popular Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	24	
(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.



Hillfields Avenue Fishponds, BS16 4JP
£295,000



- Hallway 11'5 x 4
- Sitting Room 9'9 x 12'5
- Dining Room 13'10 x 12'5
- Cloakroom 2'8 x 4'11
- Kitchen 8'7 x 9'6
- Landing 5'9 x 4'8
- Bedroom 12 '1 x 12'6
- Bedroom 11 '11 x 12'6
- Bedroom 8'7 x 9'5
- Bathroom 5'2 x 9'5
- Outside
- Mature Gardens to front, side and rear.

OFFERED WITH NO ONWARD CHAIN. This three bedroom semi-detached house with potential off street parking and enclosed gardens. The property has been owned by the same owner for almost 90 years. The house has been well maintained and cared for and is probably best described as tired and now requires updating. The accommodation briefly comprises hallway, cloakroom, sitting room, dining room, kitchen, three double bedrooms and bathroom. Situated on this popular road close to local amenities, local schools, and shops. There is good access to the ring road and motorway network. Energy Rating F. Council Tax Band B.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

