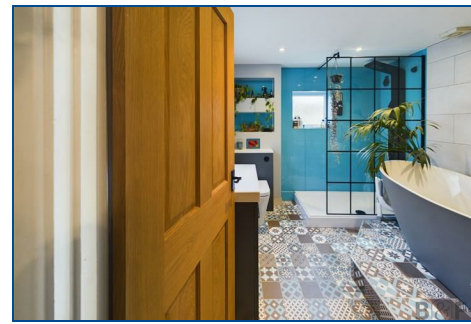


# Brunt & Fussell

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



- Four Double Bedrooms
- Parking for Three Cars
- Good Order
- Two Bathrooms
- Vastly improved
- Two Reception Rooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(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.



Victoria Street, Staple Hill, BS16 5JS  
Asking Price £415,000





Entrance Vestibule 4'9 x 3'

Hallway 11' x 2'11

Lounge 12'10 x 12'10

Sitting/Dining Room 11'11 x 16

Kitchen/Breakfast Room 11'2 x 16'1

Family Bathroom 8'10 x 8'2

Landing 15'2 x 4'8

Bedroom 13 x 15'10

Bedroom 8'2 x 10'7

Shower Room 3'7 x 7'5

Second Floor Landing

Bedroom 11'1 x 5'10

Bedroom 10'2 x 12'10

Outside

Wall enclosed front garden. Fully enclosed landscaped rear garden. Gate leading to off street block paving parking, for at least 3 vehicles.

We are delighted to offer for sale this substantial period built four bedroom mid-terrace house with landscaped fully enclosed garden and off-street parking for at least 3 vehicles. The property has been vastly improved in recent years and benefits from PVC double glazing, gas central heating, fitted kitchen/breakfast room, lovely family bathroom with rolled edge bath and separate shower, and another shower room. The house is in good decorative order throughout and briefly comprises entrance vestibule, hallway, lounge, sitting/dining room, fitted kitchen/breakfast room, family bathroom to the ground floor, with two double bedrooms and shower room to the first floor and two further double bedrooms to the top floor. This family home is conveniently situated with in walking distance to amenities of both Staple Hill and Downend. 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\*\*

