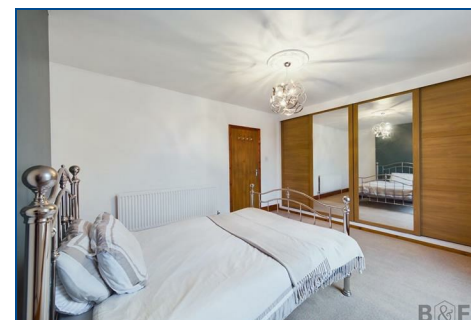
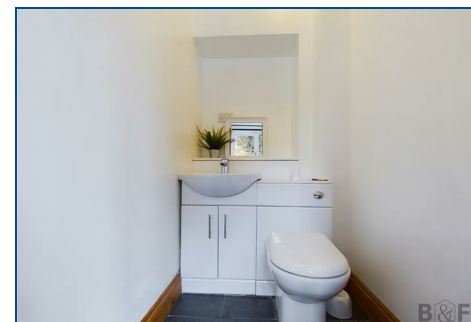
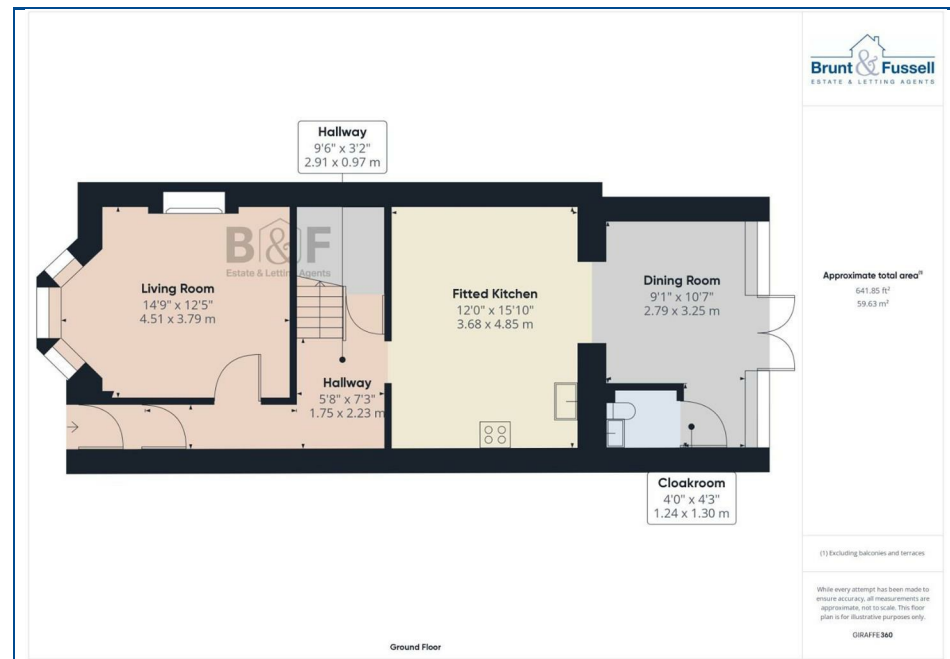
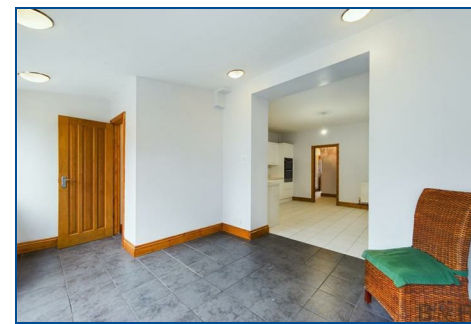
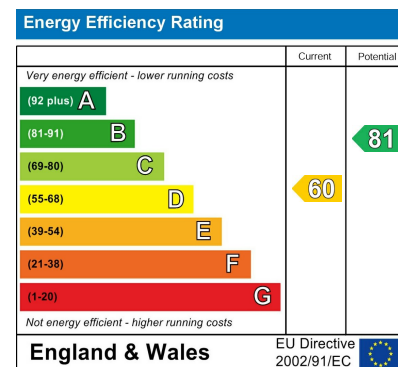


Brunt & Fussell

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



- Four Double Bedrooms
- D/g & Gas Ch
- Good Order
- Cellar
- No Onward Chain
- Stones Throw From Amenities
- Perfect Family Home
- Spacious Family Home



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.



Beaufort Road, Bristol, BS16 5JX
Asking Price £365,000



- Entrance Vestibule
- Hallway
- Cellar 10'4 x 11'1
- Living Room 14 ' x 12'5
- Fitted Kitchen 12 x 15'10
- Dining Room 9'1 x 10'7
- Cloakroom 4 x 4'3
- First Floor LandIng 5'9 x 7'4
- Bedroom One 12'3 x 13'11
- Bedroom Two 12 x 10'6
- Family Bathroom 11'11 x 4'11
- Second Floor Landing 5'10 x 6'1
- Bedroom Three 12'3 x 10'2
- Bedroom Four 12'2 x 9'7
- Outside

Offered with no onward chain, this fine substantial period built four-bedroom mid-terrace house with fully enclosed garden. The property has been improved in recent years and benefits from fitted kitchen, modern cloakroom and family bathroom. Other benefits include PVC double glazing and gas central heating. The house is in good order throughout and the accommodation briefly comprises entrance vestibule, hallway, cellar, lounge, fitted kitchen, dining room, cloakroom to the ground floor, with two double bedrooms and family bathroom to the first floor and two further double bedrooms to the top floor. This family home is conveniently situated in the heart of Staple Hill, only a stones throw from the High Street and Page Park. The Bristol to Bath cycle track and schools are close by near by. It is only a short commute to the ring road and motorway network. 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****

