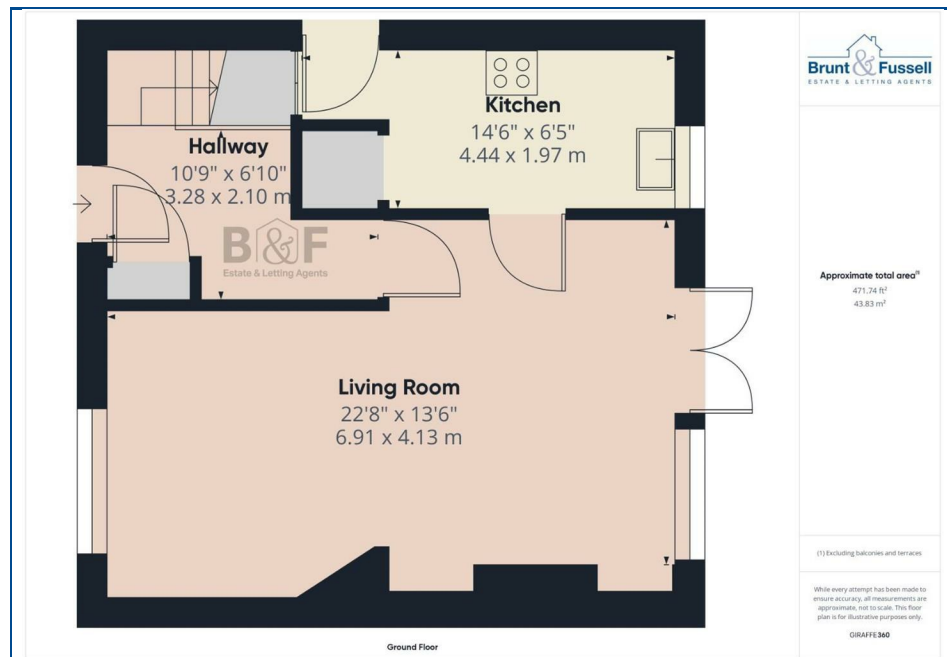
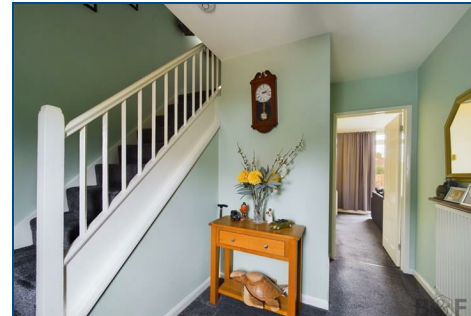


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Excellent Order
- Two Reception Rooms
- Mature Garden
- Popular Road
- Three Bedrooms
- Off-Street Paking
- Gas Ch & D/g
- Close To Shops

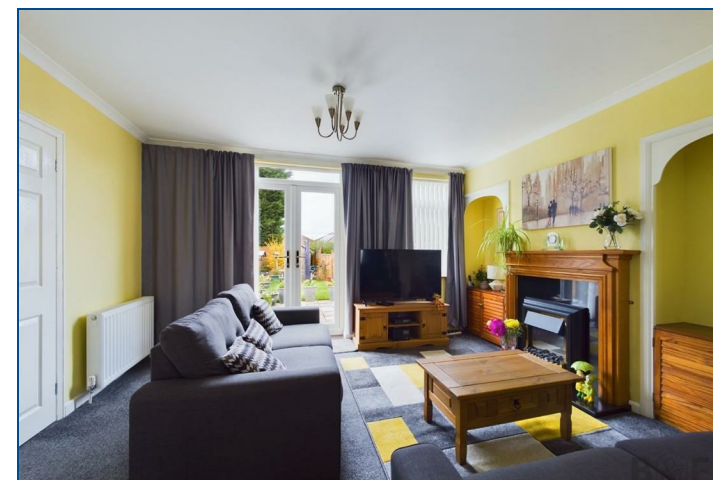
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**Hillfields Avenue, Fishponds, BS16 4JR**  
**£330,000**



Hallway 10'9 x 6'10

Lounge/Diner 22'8 x 13'6

Kitchen 14'6 x 6'5

Landing

Bedroom One 11'1 x 12'10

Bedroom Two 11'10 x 10'4

Bedroom Three 10'11 x 7'5

Bathroom 7'7 x 4'11

Outside

Front Garden laid to block paving. Fully enclosed mature garden.

A fine three bedroom semi-detached house with fully enclosed mature garden with sun house and block paving off-street parking. The property has been owned by the current owners for over 40 years and the property has been extremely well maintained and is in excellent order throughout. The accommodation briefly comprises hallway, sitting room, dining room, kitchen, three double bedrooms and bathroom. Other benefits include gas central heating and PVC double glazing. Situated on this popular road close to local amenities, schools, and shops. There is good access to the ring road and motorway network. Energy Rating C. Council Tax Band B.

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

