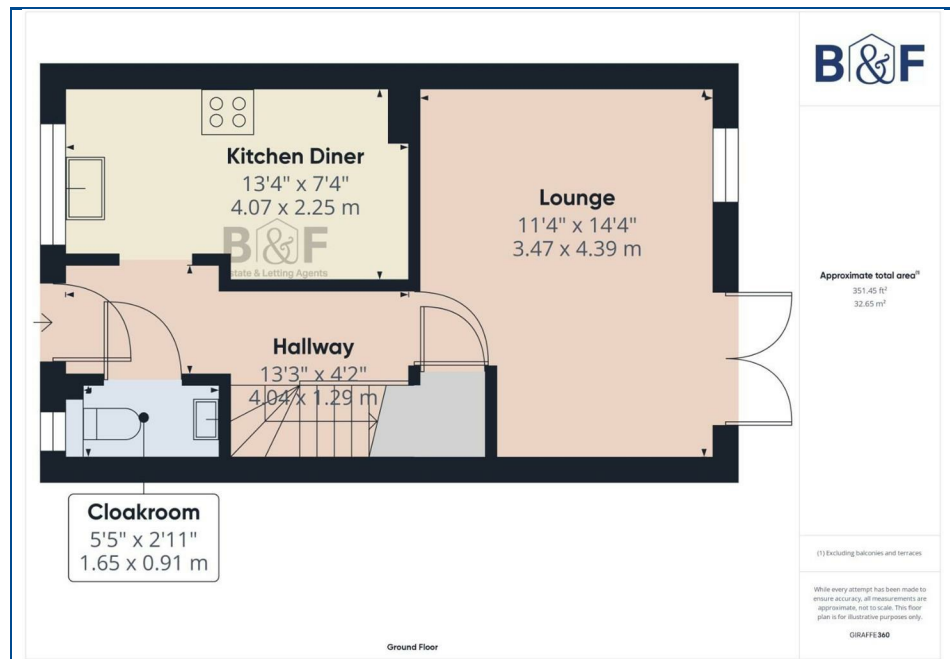


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Cul De Sac Location
- Cloakroom
- Lounge to Rear
- Parking Space
- Two Double Bedrooms
- Kitchen Breakfast Room
- Westerly Garden

Energy Efficiency Rating	
Current	Potential
84	97
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	
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.



**Hoopers Walk, Longwell Green, BS30 9DZ**  
**£299,995**





- Hallway 13'3" x 4'2"
- Cloakroom 5'4" x 2'11"
- Kitchen Breakfast Room 13'4" x 7'4"
- Lounge 14'4" x 11'4"
- First Floor Landing 7'2" x 3'7"
- Bedroom One 14'5" x 8'7"
- Bedroom Two 14'4" x 8'9"
- Bathroom 7'3" x 6'7"
- Rear Garden
- Parking Space

This modern home sits just off the Bath Road, close to local shops and bus route and would make an ideal first time purchase! Hoopers Walk also boasts backing on to hillside and benefits from a park area, ideal for young families. The property boasts hallway, cloakroom, kitchen breakfast room and lounge to the rear. Upstairs are two double bedrooms and bathroom. Outside to the rear is an ample sized westerly facing garden with path to allocated parking space for one vehicle. Please note there is a nominal annual payment to up keep communal areas. Energy Rating B, Council Tax Band B.

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

