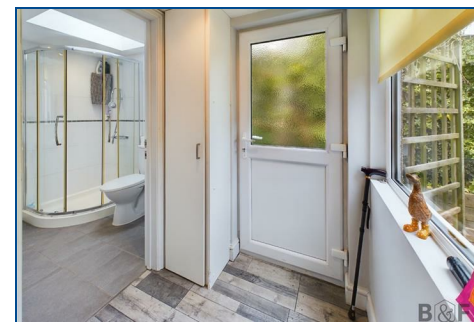
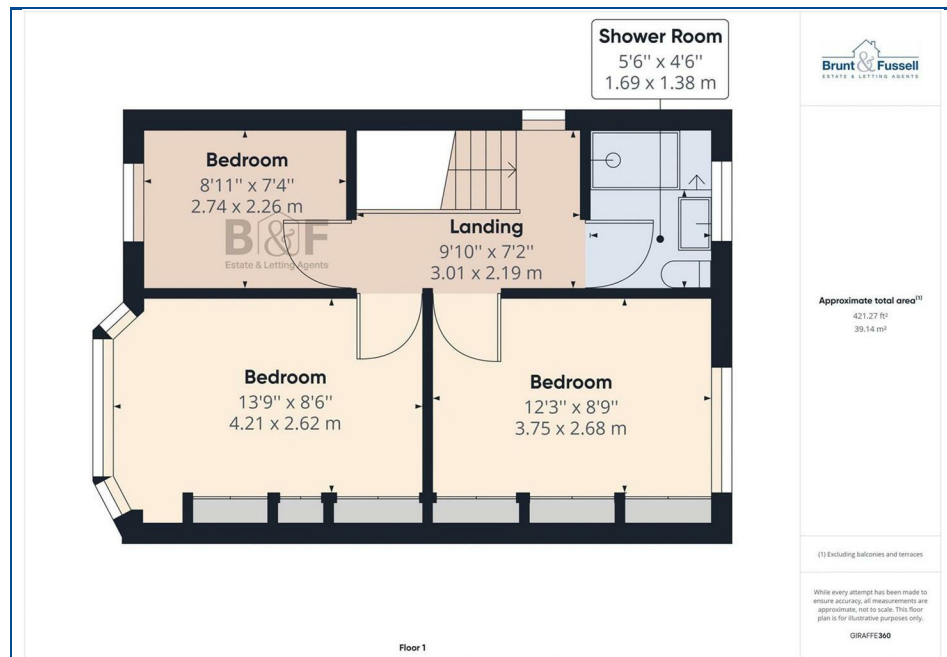


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Three Bedrooms
- Two Shower Rooms
- Popular Location
- Super House
- Garage and parking
- Must View

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.



Kendall Gardens Staple Hill, BS16 4ND
£405,000



Storm Porch 1'9" x 5'9"

Hallway 14'10" x 5'11"

Lounge 13'10" x 12'0"

Dining Room 12'3" x 10'9"

Conservatory 13'10" x 9'5"

Lobby 4'9" x 4'0"

Shower Room 6'6" x 5'6"

First Floor Landing 9'10" x 7'2"

Doors to...

Bedroom One 13'9" x 8'6"

Range of fitted wardrobes

Bedroom Two 12'3" x 8'9"

Range of fitted wardrobes

Bedroom Three 8'11" x 7'4"

Shower Room 5'6" x 4'6"

Outside

Generous front garden, principally block paving, offering off-street parking. Detached Garage, side access to fully enclosed mature rear garden.

It is our pleasure to offer for sale this splendid three bedroom semi-detached house with conservatory, mature enclosed garden, garage and ample block paving off-street parking. This outstanding property is in super order throughout and offers deceptively spacious and versatile living accommodation, briefly comprising storm porch, hallway, lounge, dining room, conservatory, fitted kitchen, shower room to ground floor, with three bedrooms (bedroom one and two with fitted wardrobes) and shower room to the first floor. The property is conveniently situated in this quiet back water, with a short work to the amenities of Staple Hill, schools and bus routes. The Bristol to Bath cycle track and Page Park are nearby with good access to Bristol City Centre and the the Avon ring road. Energy Rating D. Council Tax D.

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

