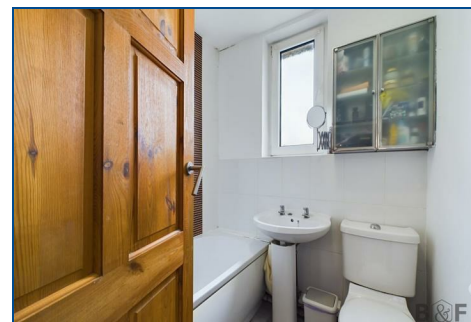
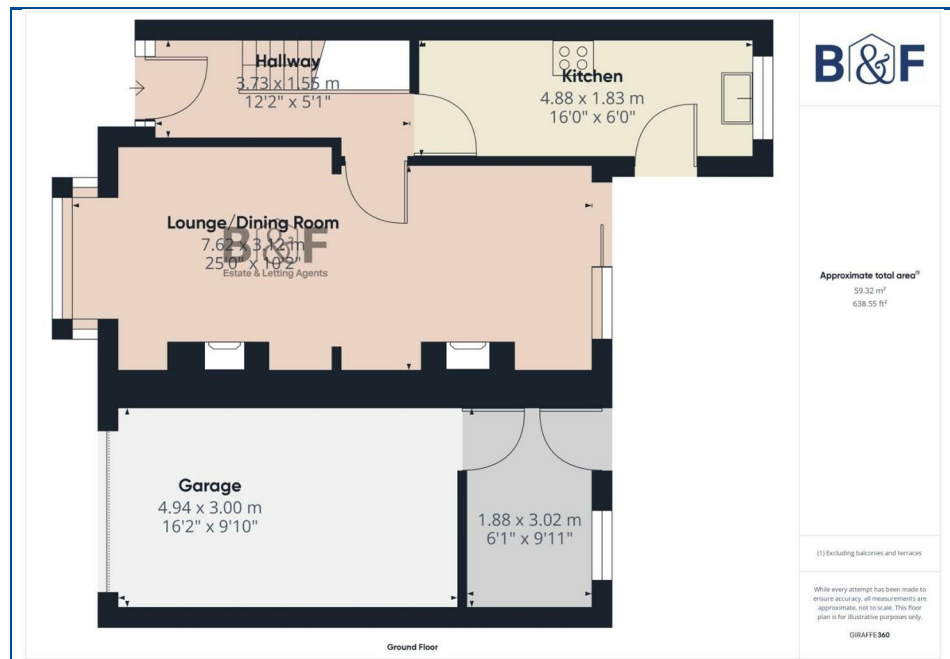
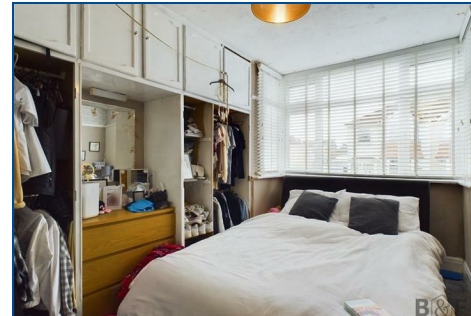


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Corner Plot
- End Terraced
- Lounge Diner
- Large Garden
- Gas Central Heating
- Building Potential
- Three Bedrooms
- 25ft Home Work Office
- Double Glazing
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(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.



**Alexandra Gardens, Staple Hill, BS16 4QJ**  
**£395,000**





- Hallway 12'2 x 5'1
- Lounge/Dining Room 25 x 10'2
- Kitchen 16 x 6
- Landing 9'2 x 5'9
- Bedroom One 12'8 x 11'1
- Bedroom Two 12'1 x 10'9
- Bedroom Three 7'1 x 5'6
- Bathroom 5'9 x 5'8
- Outside
- Garage 16'2 x 9'10
- Store 6'1 x 9'11
- Garden Office/Gym/Work Shop

Offered with no onward chain and occupying an enviable corner plot with ample potential for a double storey extension or additional dwelling subject to planning. The accommodation boasts hallway, lounge diner and kitchen. Upstairs are three bedrooms and bathroom. The property is double glazed and gas centrally heated via a modern boiler. There is currently a garage and store attached to the side of the house with additional parking to the side of this. In the rear garden is the great benefit of 25ft x 12ft home work/office space with power and lighting. Council Tax Band B, Energy Rating D.

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

