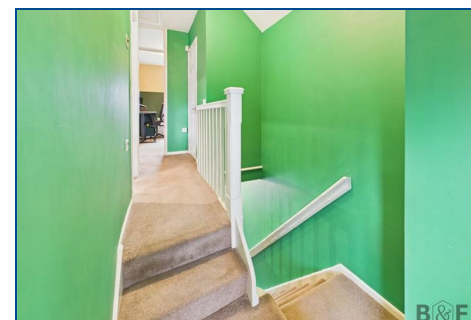
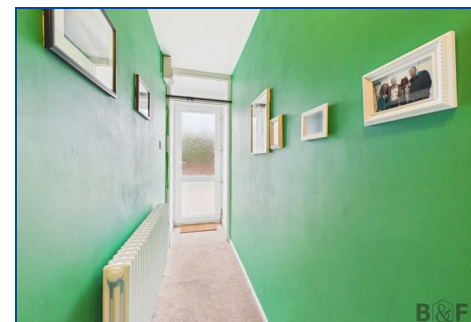
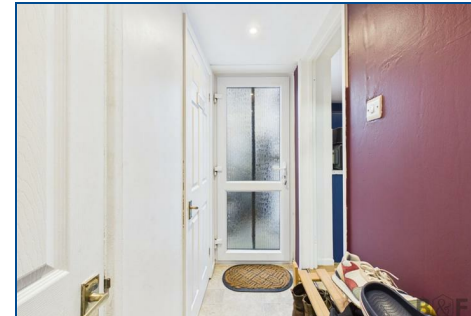
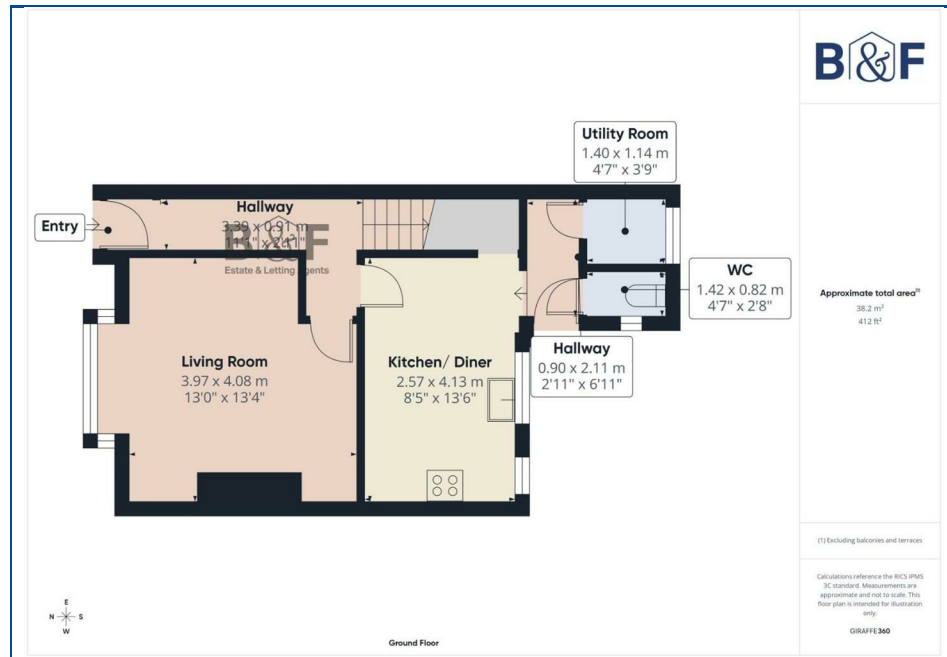


# Brunt & Fussell

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



- End Terraced
- Off Street Parking
- Popular Location
- Three Beds
- Modern Shower Room
- Energy Rating D

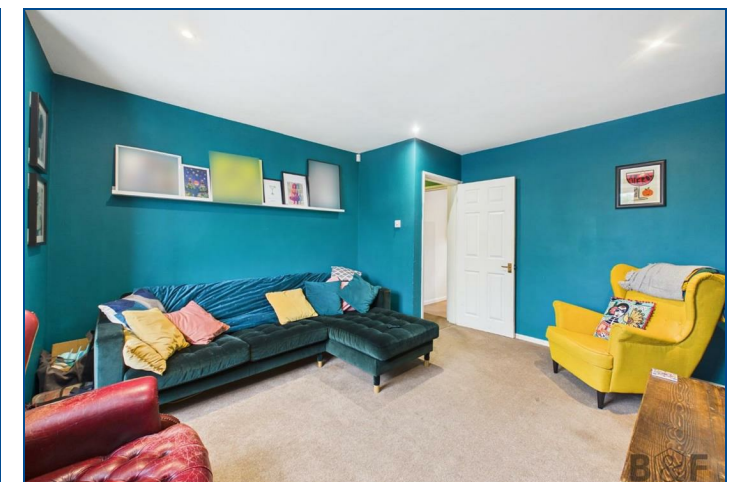
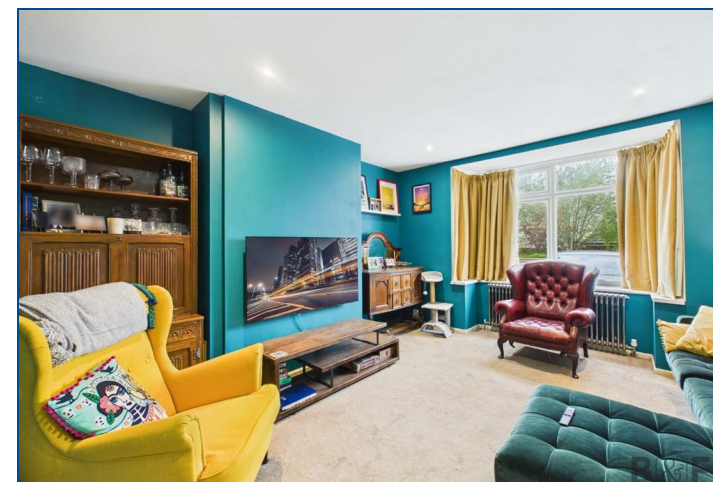
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**16 Church Road, Soundwell, Bristol, BS16 4RH**  
**£350,000**



- Hallway 11'1" x 2'11"
- Living Room 13'0" x 13'4"
- Kitchen/ Diner 8'5" x 13'6"
- Hallway 2'11" x 6'11"
- W/C 4'7" x 2'8"
- Utility Room 4'7" x 3'8"
- Landing 8'3" x 2'8"
- Bedroom One 13'2" x 9'8"
- Bedroom Two 8'5" x 10'10"
- Bedroom Three 9'10" x 6'11"
- Bathroom 7'11" x 6'10"
- Fully Enclosed Garden
- Off-Street Parking

Offer for sale is this three-bedroom end of terrace home. The property is in good order throughout and offers comfortable, practical living space suited to a range of buyers, including families and first-time purchasers. The accommodation briefly comprises an entrance hallway, lounge, a modern fitted kitchen with ample storage and workspace, cloakroom, and a utility room. To the first floor can be found three well-proportioned bedrooms along with a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden, as well as off-street parking for two vehicles to the front. Additional features include PVC double glazing, and gas central heating. Situated on a popular residential road, the property is well placed for easy access to local amenities, reputable schools, and regular bus routes. Kingswood Leisure Centre and nearby playing fields are just a stones throw away, offering excellent recreational facilities within easy reach. Energy Rating D. Council Tax band B.

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

