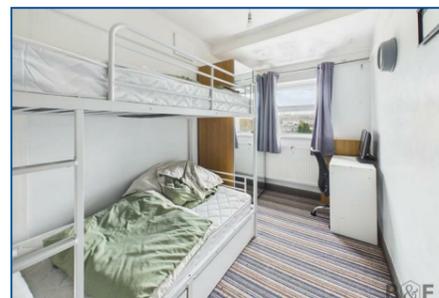
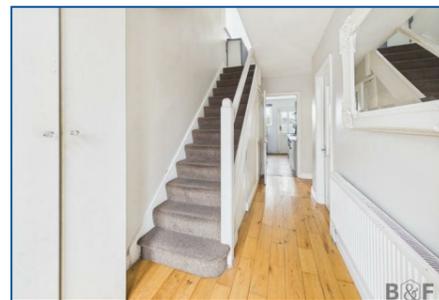


Brunt & Fussell

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



- No Onward Chain
- Large Garden
- Double Glazing
- Modern Kitchen
- Good Access to City Centre
- Sought After Road
- Ample Off-Street Parking
- Gas Central Heating
- Modern Bathroom
- Perfect Family Home

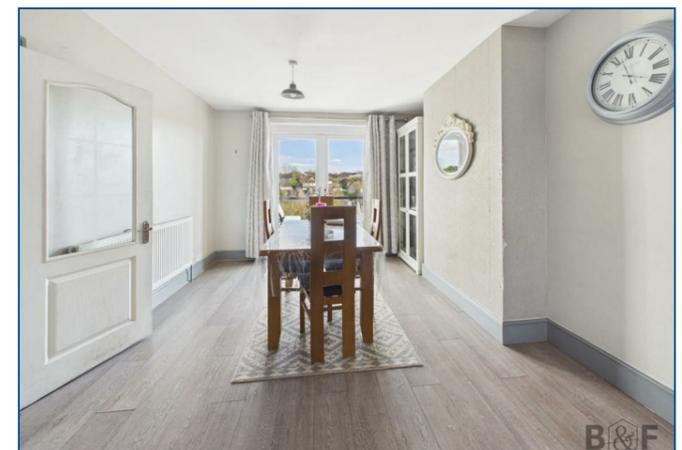
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



49 Stonebridge Park, Eastville, Bristol, BS5 6RP
Offers In The Region Of £500,000



- Hallway 15'9 x 6
- Cloakroom 5'11 x 2'3
- Living Room 12'4 x 12'3
- Dining Room 12'3 x 11'2
- Kitchen 12'1 x 6'9
- Rear Porch
- Landing 9'7 x 3'3
- Bedroom One 15'2 x 12'2
- Bedroom Two 12'1 x 11'3
- Bedroom Three 11'6 x 6'10
- Bathroom 6'3 x 5'10
- Outside
- Ample Off Street Parking
- Generous Rear Garden

Offered with no onward chain, is this deceptively spacious 1930's built three semi-detached home. This desirable home should appeal to professionals and young families alike. The accommodation comprises hallway, cloakroom, living room opening up to generous dining room with French doors leading to decking area, fitted kitchen and rear porch to the ground floor with three spacious bedrooms and family bathroom on the the first floor. There is a good size boarded loft space via wooden folding ladder. Outside there is a large garden with lovely open views. The property also enjoys unique views across the generous rear garden. There is ample off street parking to the front of the property. Nearby Eastville Park and Ridgeway Road fields stand within walking distance. The Bristol/Bath cycle path enables good access to the Easton/Greenbank and the City centre. There is good access to the motorway network. Energy Rating TBC. Council Tax Band TBC.

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

