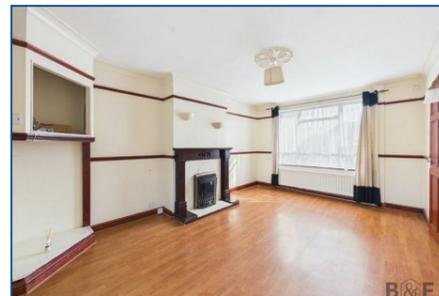


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- No Onward Chain
- Three Bedrooms
- Fully Enclosed Garden
- Semi- Detached
- Off Street Parking
- 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.



3 Rodway Road, Mangotsfield, Bristol, BS16 9HH
£320,000



- Hallway 8'4" x 8'3"
- Lounge 11'4" x 16'3"
- Conservatory 9'0" x 9'4"
- Kitchen 15'4" x 7'6"
- Dining Room 13'3" x 8'2"
- Landing 5'11" x 4'7"
- Bedroom One 15'4" x 9'7"
- Bedroom Two 13'4" x 10'0"
- Bedroom Three 11'5" x 6'4"
- Bathroom 12'7" x 5'10"
- Front & Rear Gardens
- Off Street Parking

Offered for sale with no onward chain, this charming and quirky three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and add their own style. While the property is in good overall condition, it would benefit from updating throughout.

The accommodation briefly comprises an entrance hallway, two reception rooms, kitchen, and conservatory on the ground floor. To the first floor are three bedrooms and a spacious family bathroom.

Externally, the property enjoys gardens to both the front and rear, along with ample off-road parking to the front. Further benefits include double glazing and gas central heating.

The area offers a range of local amenities including shops, cafés and schools, with further shopping available nearby in Emersons Green and Downend. There are also excellent transport links, including easy access to the Avon Ring Road and regular bus routes providing convenient connections into Bristol city centre.

Early viewing is highly recommended to fully appreciate the potential on offer. Energy Rating D, Council Tax Band B.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

