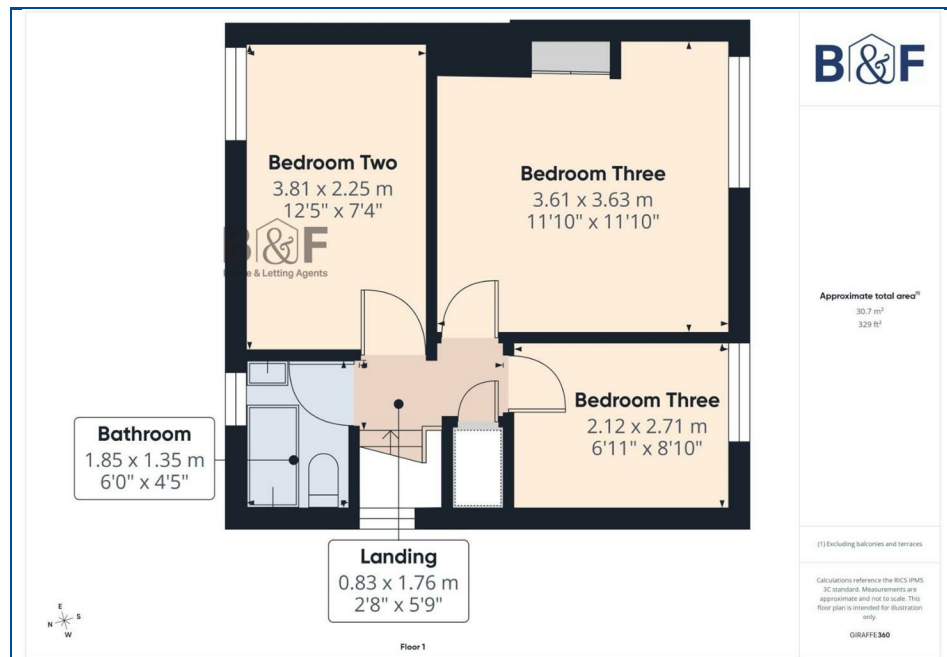
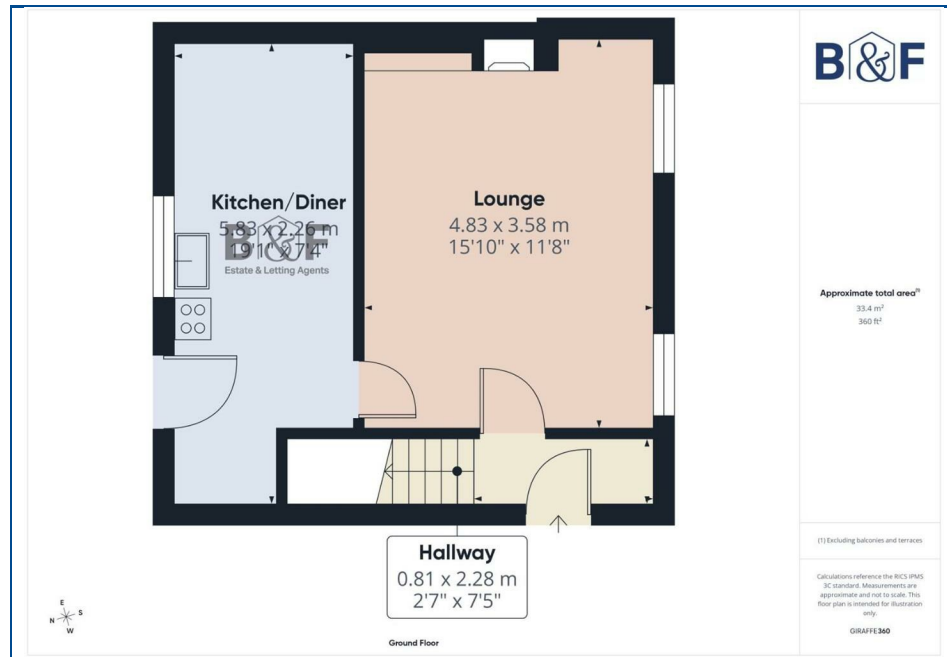


Brunt & Fussell

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



- No Onward Chain
- Three Bedrooms
- Off Street Parking
- Requires Updating
- Large Garden
- Energy Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	72	
(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.

105 Briar Way, Fishponds, Bristol, BS16 4JH
£295,000



Entrance Hallway 2'7" x 7'5"

Lounge 15'10" x 11'8"

Kitchen/Diner 19'1" x 7'4"

Landing 2'8" x 5'9"

Bedroom One 11'10" x 11'10"

Bedroom Two 12'5" x 7'4"

Bedroom Three 6'11" x 8'10"

Bathroom 6'0" x 4'5"

Large Grden

Off Street Parking

Offered to the market with no onward chain is this three-bedroom semi-detached home with a substantial rear garden and off-street parking. Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. The accommodation comprises an entrance hallway, lounge, kitchen/dining room, first-floor landing, three bedrooms, and a small bathroom featuring a half bath. Externally, the standout feature is the large rear garden, offering excellent potential to extend the property (subject to the necessary planning consents). To the front, there is off-street parking for approximately two to three vehicles. Situated within a popular residential location, the property benefits from convenient access to local schools, shops, transport links, and a range of everyday amenities, making it an ideal purchase for families, first-time buyers, or investors alike. With significant scope for improvement and future enhancement, this property offers the chance to add considerable value and create a superb long-term home. Energy Rating C. Council Tax Band B.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

