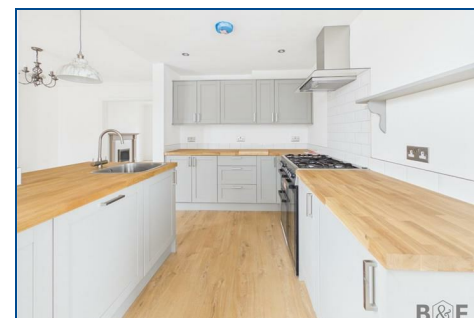
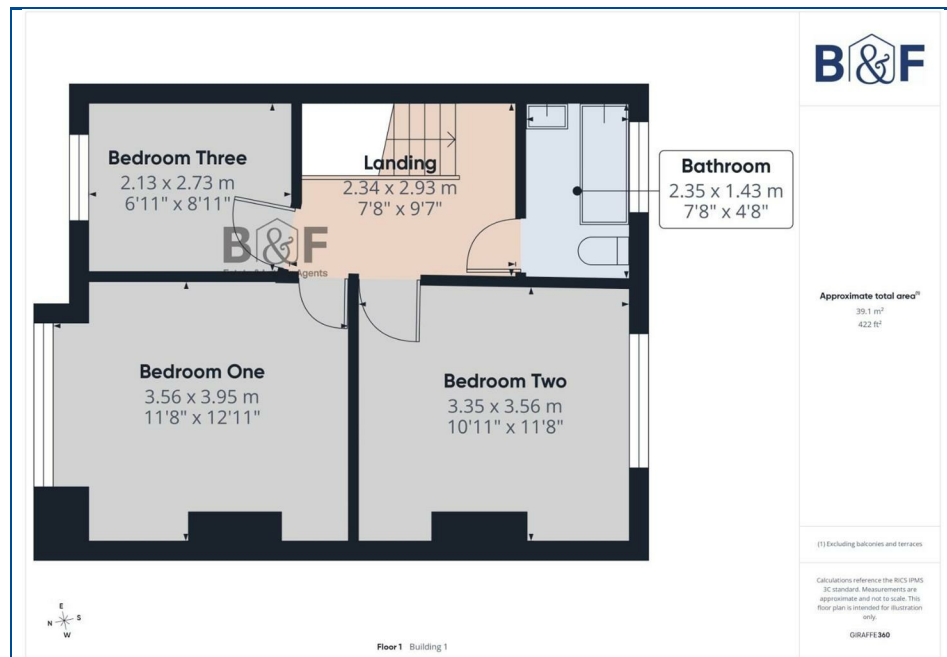


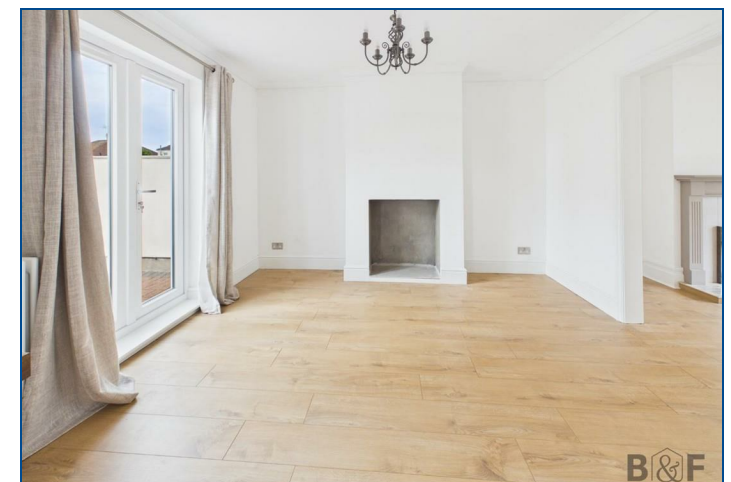
Brunt & Fussell

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



- Splendid House
- Gas Central Heating
- Two Bathrooms
- Three Generous Bedrooms
- One and half size Garage
- Refurbished
- Fitted Kitchen with appliances
- Two Reception Rooms
- Enclosed Gardens
- No Onward Chain

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		49	76
		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.

20 Beachgrove Road., Fishponds, Bristol, BS16 4AY
£435,000



- Storm Porch
- Hallway
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Shower Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Mature Front Garden
- Enclosed Rear Gardens
- One and Half Size Garage
- Off-Street Parking

Offered for sale with no onward chain, is this truly outstanding three bedroom end of terrace home with mature garden with large patio, one and half size garage with electric door and off-street parking. The property has just been refurbished to a good standard and offers deceptively spacious living accommodation for the growing family. The accommodation comprises storm porch, hallway, living room, dining room opening into fitted kitchen/breakfast room with appliances, utility room and shower room to the ground floor level with three generous bedrooms and family bathroom to the first floor. Situated on this popular road close to amenities of both Fishponds and Staple Hill, schools and bus routes. We fully recommend an early viewing. Energy Rating E. Council Tax B.

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

