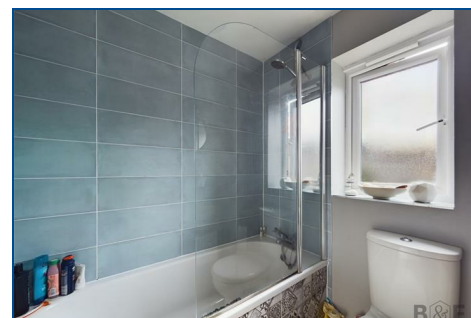
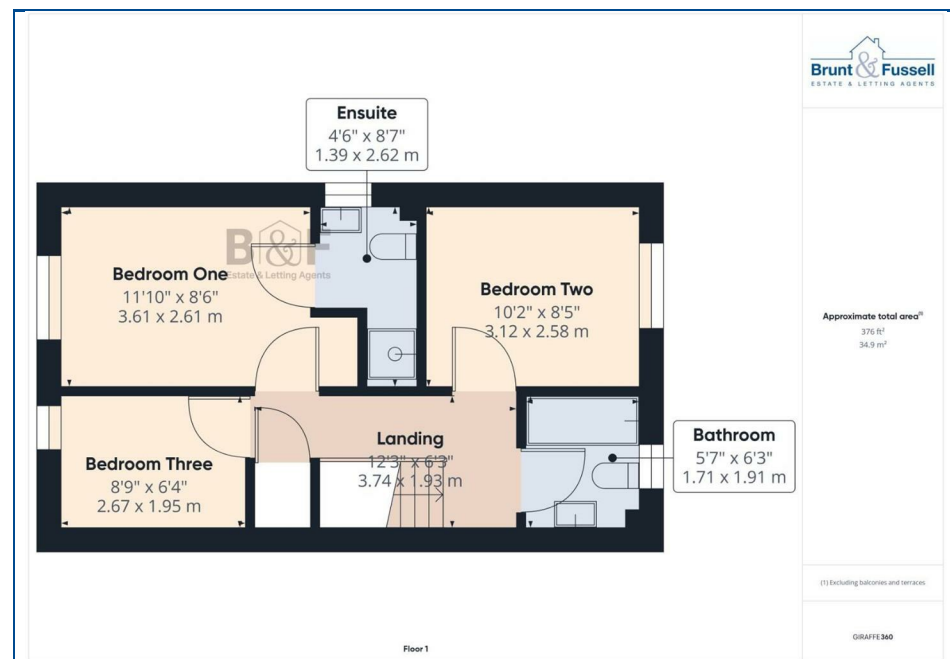
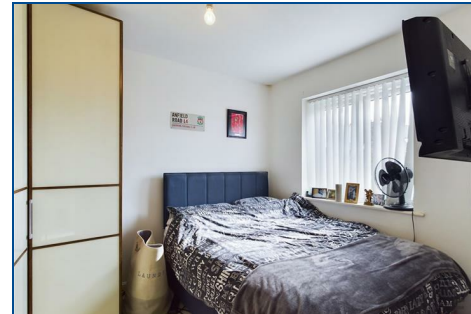
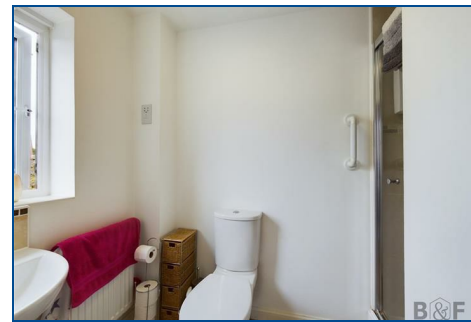


# Brunt & Fussell

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



- Well Presented
- Three Bedrooms
- Bathroom
- Off-Street Parking
- Enclosed Garden
- Semi Detached
- En-Suite
- Garage
- Double Glazing
- Popular Development

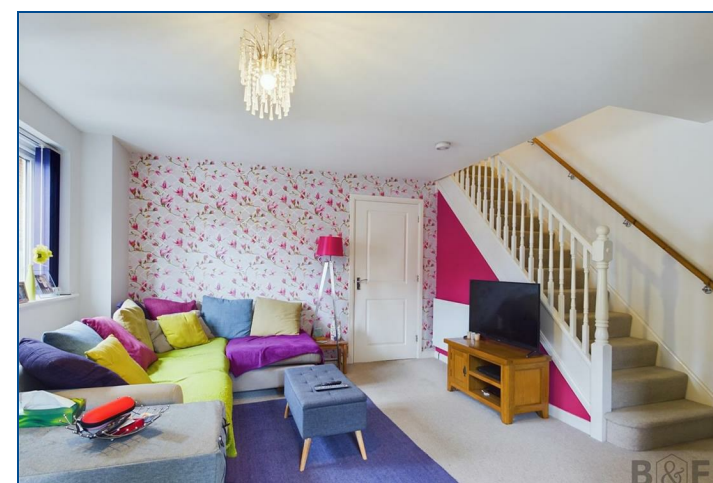
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**9 Wylington Road, Frampton Cotterell, Bristol, BS36 2FL**  
**Asking Price £359,950**





Hallway 4'5 x 3'4  
 Cloakroom 5'10" x 2'10"  
 Lounge 17'9" x 15'1"  
 Kitchen/Diner 9'0" x 15'1"  
 Bedroom One 11'10" x 8'6"  
 Ensuite 4'6 x 8'7  
 Bedroom Two 10'2" x 8'5"  
 Bedroom Three 8'9" x 6'4"  
 Family Bathroom 5'7" x 6'3"  
 Outside  
 Sunny Garden  
 Garage  
 Off-Street Parking

A fine three bedroom semi-detached house with enclosed garden, garage and off-street parking. The accommodation comprises hallway, cloakroom, lounge, fitted kitchen/diner to the ground floor with three bedrooms (master bedroom with ensuite) and bathroom to the first floor. Other benefits include uPVC double glazing and gas central heating. The house is tucked away on this popular development, close to local amenities, bus routes. There is a short commute to the train station and good access to the motorway network.

In our opinion this is an ideal home for a first-time-buyer or young family.

Early viewing is recommended.

Energy Rating C. Council Tax Band C.

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

