



- Two Bedroom House
- Existing House requires updating
- Popular Location
- Double Glazing
- Vacant House
- Planning Permission To Build A New Two Bedroom House
- Garage
- Gas Central Heating
- Enclosed Garden

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		
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.

# Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ



**84 Soundwell Road, Staple Hill, Bristol, BS16 4RB**  
**Asking Price £330,000**





Entrance Vestibule 4'5 x 3'8

Lounge/Dining Room 24'6 x 14

Kitchen 11'6 x 6'11

Bathroom 5 x 6'10

Landing 9 x 5

Bedroom One 12 x 14

Bedroom Two 11'9 x 8'8

Outside

Enclosed Rear Garden

Workshop

Garage 25'11 x 15'7

Offered with vacant possession is this two bedroom end of terrace house with planning permission to build a brand new two bedroom end of terrace house, on the side of the existing house. Please see South Gloucestershire planning application approval reference 24/02366/F.

The existing house has been rented for a long time and now requires modernising.

The accommodation comprises entrance vestibule, lounge/dining room, lobby, kitchen and bathroom to the ground floor level with two double bedrooms on the first floor. Currently the property has an attached garage and an enclosed garden.

Situated on this popular road close to local amenities. This property is sure to be of interest to the builder/speculator.

Energy Rating TBC. Council Tax Band B.

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

