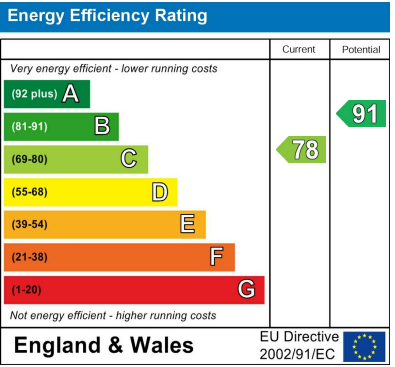


- Two Double Bedrooms
- Quirky Design
- Gas C/H & D/G
- Ground Floor Bathroom
- Off Street Parking
- Close to Amenities
- Open Plan Living
- Ideal First Time Buy



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

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



45 Seymour Road, Staple Hill, Bristol, BS16 4TF  
£310,000





Entrance Hallway 13'11" x 6'7"

Bedroom Two 9'4" x 10'9"

Bedroom One 12'5" x 10'11"

Family bathroom 7'10" x 6'5"

Open Plan Kitchen/Living Space 22'11" x 17'10"

Garden

Off-Street Parking

We are delighted to bring to market this quirky, two bedroom upside down house. This modern property would make a great first home for a young family, or an investor looking to grow their portfolio. The property is located a stone's throw from Staple Hill High Street and its amenities, Page Park and The Bristol to Bath Cycle Track. The home briefly comprises of entrance hallway, two bedrooms, family bathroom and upstairs open kitchen/living space. Outside the property benefits from off Street Parking to the front and a small, low maintenance garden to the rear. We would thoroughly recommend an internal viewing to avoid missing out. Council Tax Band B. Energy Rating C.

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

