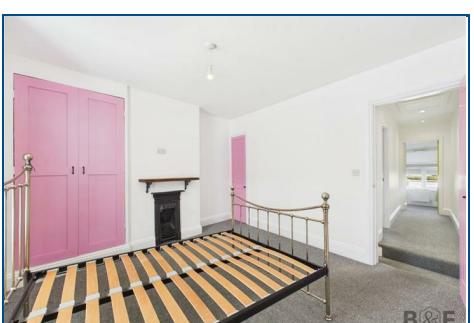
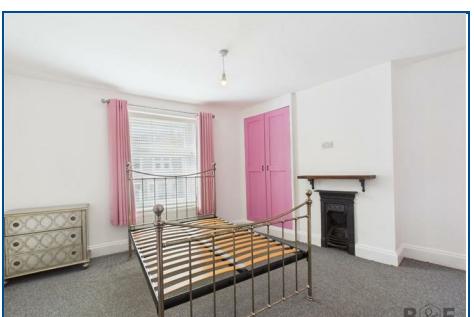
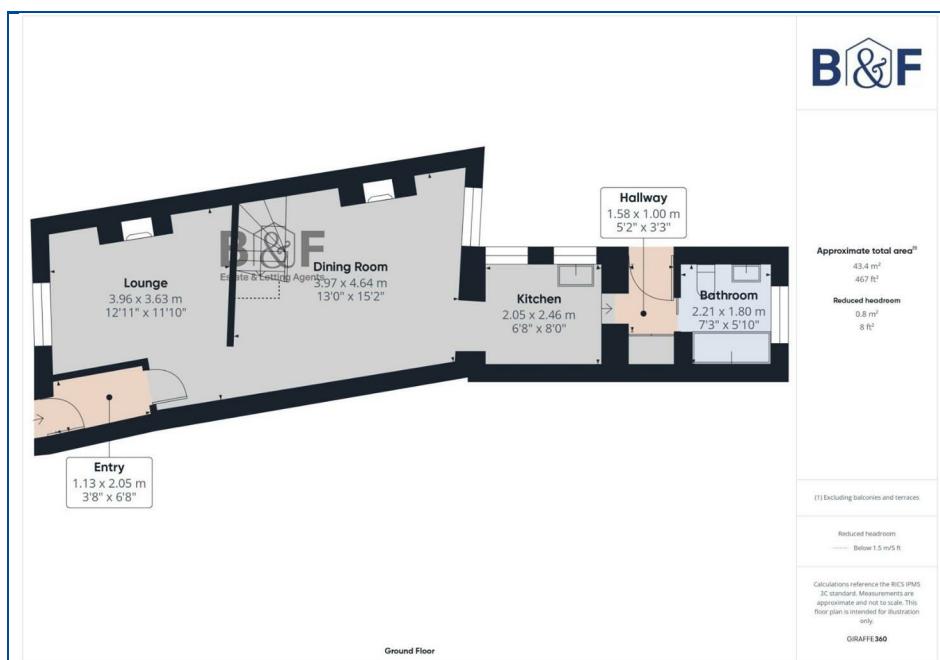
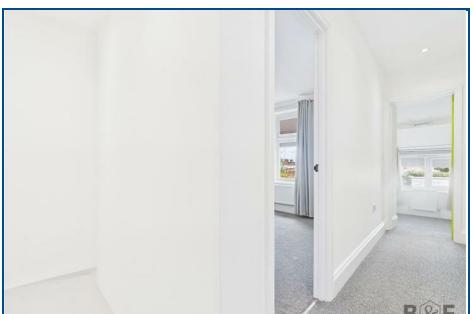


t: 01179566004 e: info@bruntandfussell.co.uk [www.bruntandfussell.co.uk](http://www.bruntandfussell.co.uk)

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



- No Onward Chain
- Three Bedrooms
- Ground Floor Bathroom
- Gas Central Heating
- Close to all Amenities
- End Terraced Cottage
- Two Receptions
- Double Glazing
- Ample Rear Garden
- Brand New Roof

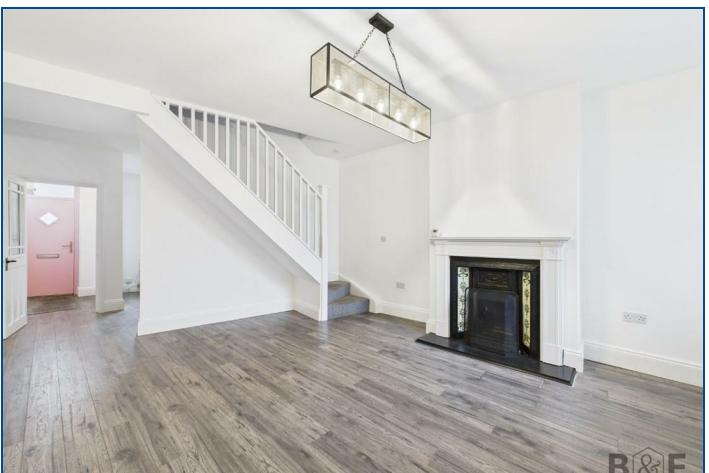
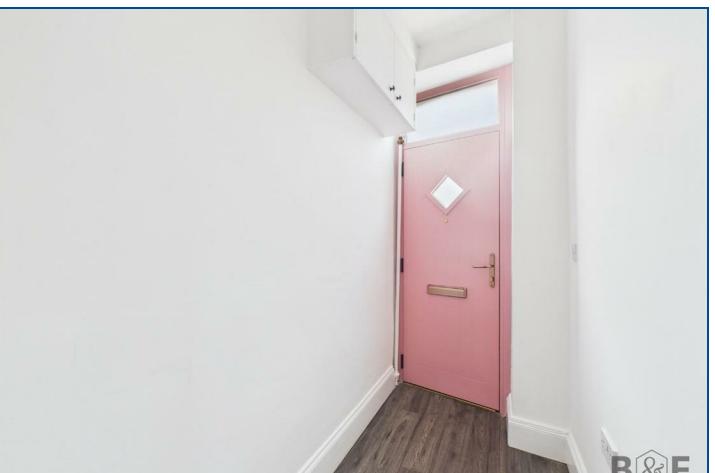
#### MONEY LAUNDERING REGULATIONS 2003

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.

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		
EU Directive 2002/91/EC		



18 St. James Street, Mangotsfield, Bristol, BS16 9HD

£299,950



[Hallway](#)  
[Lounge](#)  
[Dining Room](#)  
[Kitchen](#)  
[Utility Area](#)  
[Bathroom](#)  
[Landing](#)  
[Bedroom](#)  
[Bedroom](#)  
[Bedroom](#)  
[Outside](#)

Offered for sale and situated in the heart of Mangotsfield Village is this super end of terrace cottage, which is simply ready to move in to. Having just had a brand new roof. Situated close to all amenities, the accommodation comprises hallway, lounge, dining room, kitchen, utility room and bathroom. Upstairs are three bedrooms. Outside to the rear is a good sized garden with storage shed and brand new decking seating area. The property benefits from gas central heating with boiler under 2 years old and having a guarantee for all parts and labour for 10 years. There is good quality uPVC double glazing. Only after an internal viewing can you appreciate the quality of this home. We fully recommend an early internal inspection  
Energy Rating D. Council Tax Band C.

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

