



- Cul-De-Sac Location
- Two Double Bedrooms
- Kitchen and Utility Area
- Upvc D/G & GCH
- Potential Garage or OSP

- End Terrace Home
- Two Receptions
- Modern Shower Room
- Requires Modernisation
- 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	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.

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk

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



23 Elmleigh Avenue, Mangotsfield, Bristol, BS16 9ER

£250,000

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

Offered for sale with no onward chain and situated in a pleasant cul-de-sac is this ideal first property which is perfect for those wishing to stamp their own mark on their new home. Requiring a good degree of modernisation but benefitting from upvc double glazing and modern central heating, the accommodation briefly comprises hallway, lounge, kitchen, dining room and utility area. Upstairs are two double bedrooms and modern shower room. Outside are gardens to the front and rear with vehicular access to the rear providing potential garage or parking. Energy Rating TBC, Council Tax Band B.

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

