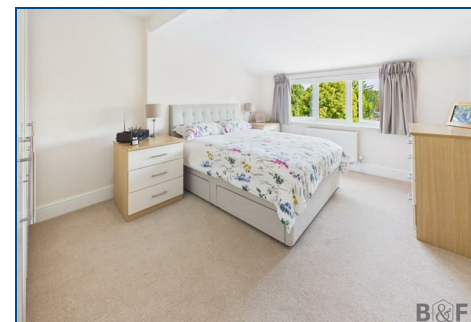
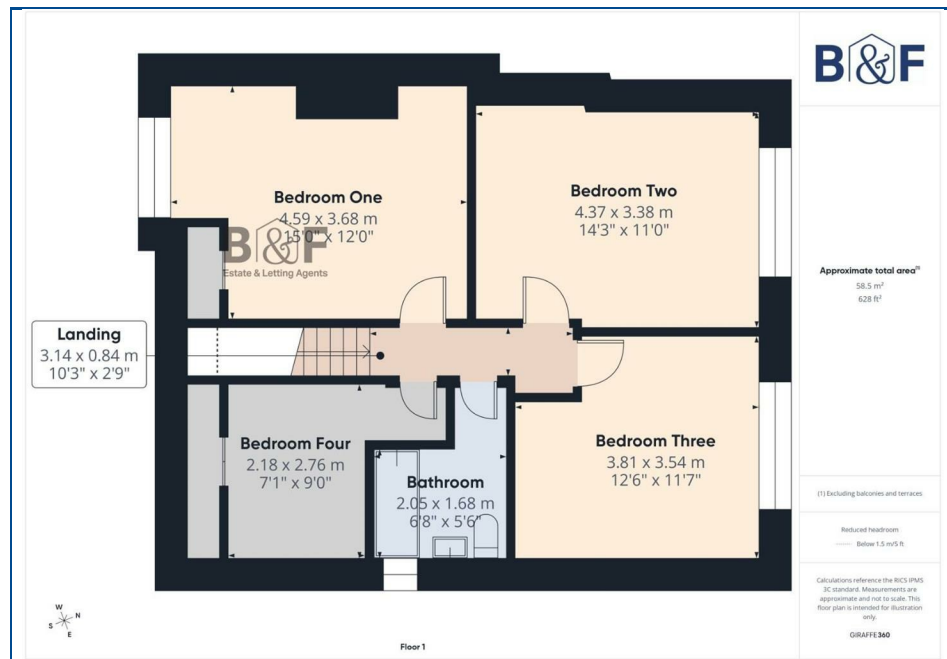
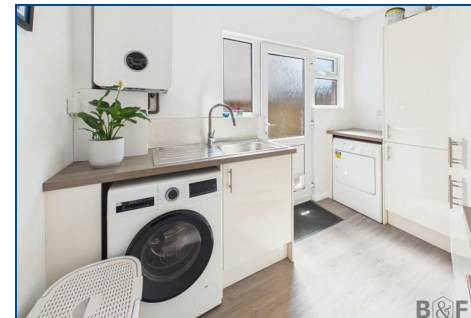


Brunt & Fussell

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



- Stunning Refurbished House
- Two Bathrooms
- Fitted Kitchen
- Lounge
- Lovely Enclosed Garden
- Five Bedrooms
- Super Family Room
- Utility Room
- Oak Doors Throughout
- Ample Off-Street Parking

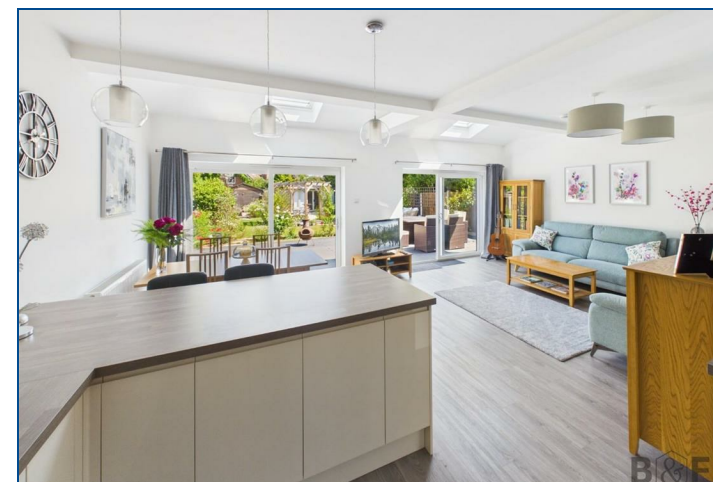
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
72	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.



23 Peache Road, Downend, Bristol, BS16 5RN
£600,000



- Storm Porch
- Hallway
- Lounge
- Shower Room
- Utility Room
- Bedroom Five/Study/ Family Room
- Fitted Kitchen
- Family Room/Dining Room/Living Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Ample Off-Street Parking
- Mature Garden

OFFERED WITH NO ONWARD CHAIN. This truly stunning fully refurbished five bedroom house with delightful fully enclosed mature garden with summerhouse, workshop, (both with power) further storage sheds and ample off street parking. The house has been renovated to an extremely high standard offering deceptively spacious and extremely versatile accommodation is perfect for a growing family or for multi-generational living and comprises storm porch, hallway, lounge with log burner, shower room, beautifully fitted kitchen with appliances which flows into a lovely living/dining/family room with double patio doors looking out onto the garden, utility room, bedroom and shower room to the ground floor with three double bedrooms, generous single bedroom and bathroom to the first floor. Outside, the large landscaped garden offers an abundance of shrubs and plants, a gazebo with established climbing shrubs, a choice of two tiled patio areas and a large composite decking area (with numerous power points) offering multiple zones for outside dining and entertainment. Situated in a very sought-after area on a popular road, within walking distance of the amenities of Downend and a variety of good schools in the locality. There is a good access to the motorway network and the Bristol to Bath cycle path is a short cycle away. We fully recommend an early internal inspection to appreciate the quality of this family home. Energy Rating C. Council Tax C.

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

