

- Double Garage
- Three Bedrooms
- Modern Kitchen and Shower Room
- Gas Central Heating
- Must Be Viewed
- Single Garage
- Two Reception Rooms
- Generous Garden
- Double Glazing
- Vacant Possession

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(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

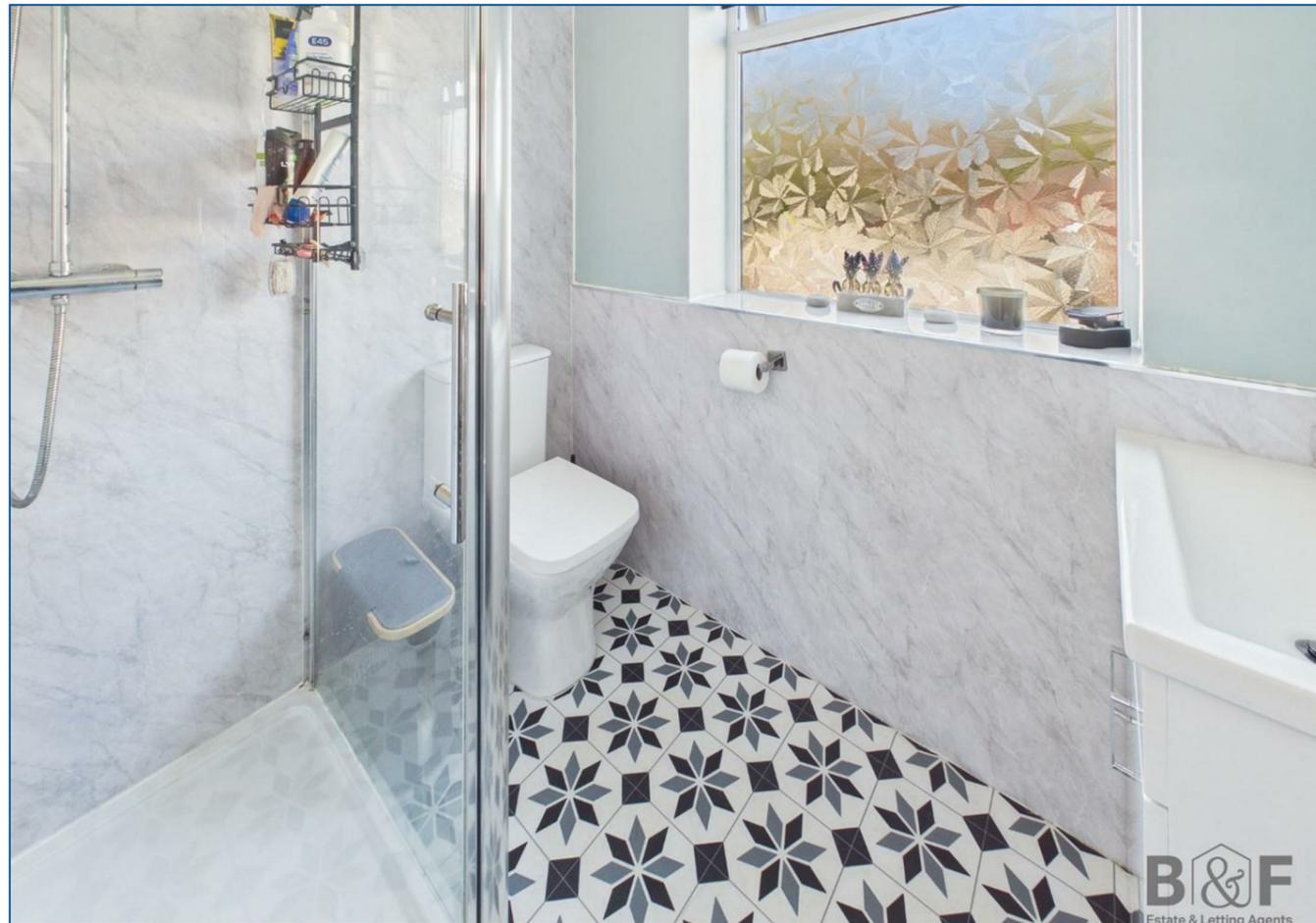
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



39 Signal Road, Staple Hill, Bristol., BS16 5PF
£385,000



Full Description

3 bed semi with garage and driveway

Hallway 15'3 x 5'6

Living Room 13'11 x 11'10

Dining Room 11'9 x 10'11

Kitchen 14'4 x 6'5

Landing

Bedroom One 11'9 x 11

Bedroom Two 11'10 x 9'9

Bedroom Three 8'2 x 7'11

Shower Room 5'9 x 6'6

Outside

Enclose Garden

Double Garage 19'8 x 17'11

Single Garage

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fine three bedroom semi-detached house with a generous enclosed garden. This property unusually has double garage and single garage which would ideally suit a car enthusiast, home working or perhaps a gym. This fully modernised house is in good order and the accommodation comprises hallway, living room, dining room, fitted kitchen to the ground floor with three bedrooms and shower room (formerly family bathroom) to the first floor.

Other benefits include gas central heating and double glazing. The house overlooks the Bristol to Bath cycle track, perfect for outdoor enthusiasts and those who enjoy leisurely strolls or bike rides. Additionally, it is conveniently located close to Page Park, the amenities of Staple Hill. Families will appreciate the good access to local schools and the ring road and motorway network.

We fully recommend an early internal viewing. Council Tax Band B. Energy Rating C.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

