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



- No Onward Chain
- Two Double Bedrooms
- Gas Central Heating
- Generous Gardens
- Requires Updating
- Deceptively Spacious
- Double Glazing
- Modern Shower Room
- Offering Lots Of Potential
- Popular Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(61-91) 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.



24 Holly Hill Road, Bristol, BS15 4DQ

£299,950



Hallway 6 x 13  
Lounge/Dining Room 11'8 x 21'3  
Kitchen 6 x 7'9  
Lobby 6 x 3  
WC 2'9 x 4'11  
Store Shed 3 x 5  
Workshop 6 x 5'11  
Landing 6'2 x 4'7  
Bedroom One 13'7 x 9'11  
Bedroom Two 11'7 x 10'11  
Shower Room 6'1 x 5'11  
Outside  
Front, Side and Rear Gardens

Offered for sale with no onward chain, is this deceptively spacious and extremely versatile, older-style two bedroom semi-detached house. The house is positioned on a lovely big plot with gardens to the front, side and rear. The property is probably best described as dated and now requires updating. The house does benefit double glazing, recently replaced Worcester boiler and a modern shower room.

The accommodation comprises hallway, lounge/dining room, kitchen, lobby, WC, storage shed and workshop to the ground floor with two double bedrooms and shower room on the first floor.

Situated close to a variety of shops, bus routes, and reputable schools. The ring road is only a short commute away. The absence of an onward chain makes for a straightforward purchasing process, allowing an opportunity to settle into your new home without delay.

Energy Rating TBC. Council Tax B.

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

