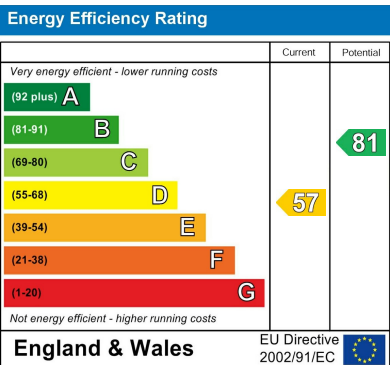


- Substantial Period Built Semi
- Situated In The Heart of Downend
- Sought After Road
- Double Glazing
- Cellar
- Three Bedrooms
- Splendid Mature Garden
- Two Year Old Worcester Boiler
- Deceptively Spacious Rooms
- Wonderful Family Home



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.

Brunt & Fussell

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



48 Buckingham Place, Downend, Bristol, BS16 5TN
£425,000



We are delighted to offer for sale this substantial double bayed, imposing stone fronted semi- detached house period home. The property is deceptively spacious and offers extremely versatile living accommodation, comprising: entrance vestibule, hallway, cellar, living room, dining/sitting room, kitchen/dining room, utility room on the ground floor with spacious landing, three bedrooms, large family bathroom to the first floor. There is a delightful fully enclose 95' South East facing garden. The house has some period features and benefits from gas central heating and double glazing. Situated in the heart of Downend with in minutes from local shops, pubs and restaurants, schools and bus routes. The ring road and the Bristol to Bath cycle track is just a short commute away. This splendid home is sure to appeal to the growing family. We fully recommend an early internal viewing.
Energy Rating D. Council Tax D.

Entrance Vestibule 5'4 x 4'3

Via front door, cornice, dado rail, stained glass inner door to...

Hallway 10'1 x 4'3

Dado rail. cornice, radiator, doors to...

Inner Hallway 14'5 x 5'11

Living Room 18'6 x 13'1 into bay

Open stone fireplace, cornice and ceiling rose, picture rail, radiator.

Dining/Sitting Room 14'5" x 11'3

Period tiled fireplace, radiator, TV point.

Cellar

Kitchen/Diner 13'1 x 11'8

Range of wall and base units, ample working surfaces, tiled splash-backs, electric cooker point, cornice, radiator, door to...

Utility Room 9'6 x 6'10

Plumbing for washing machine, tumble dryer and fridge space, wall mounted gas Vaillant boiler supplying hot water and central heating, PVC double glazed door to rear garden.

First Floor Landing

Access to loft space, two fitted cupboards, radiator, doors to...

Bedroom One 18'2 x 11'10 into bay

Two radiators, period fireplace.

Bedroom Two 14'5 x 11'1

Radiator.

Bedroom Three 12'1 x 5'10

Radiator.

Hallway 2'1 x 2'10

Cloakroom 2'8 x 5'6

WC, fully tiled walls.

Family Bathroom 11'9" x 10

White suite comprising panelled bath, fitted wash hand basin, shower cubicle with mains shower, radiator, heated towel rail.

Front Garden

Stone wall enclosed garden laid to gravel, gate leading to rear garden.

Rear Garden 95'0" (94'11") in length

Fully wall enclosed South East facing garden, principally laid to lawn with large patio and gravel areas. Outside WC.

Outside WC 3 x 3'2

