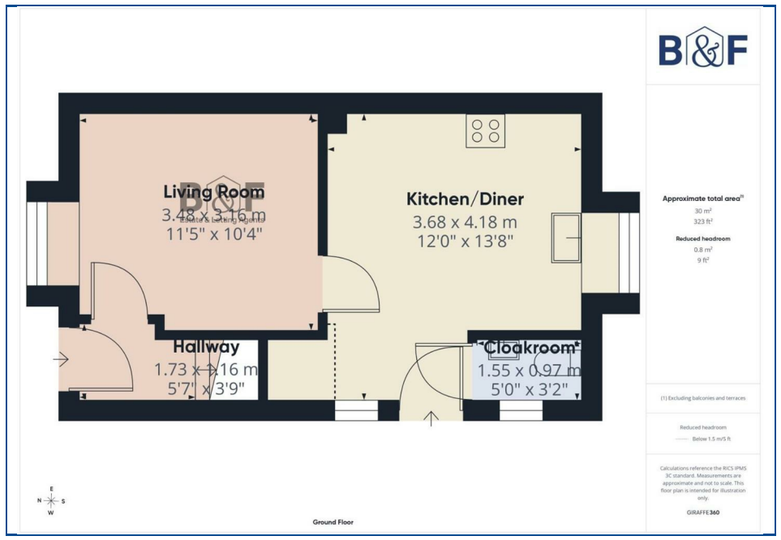
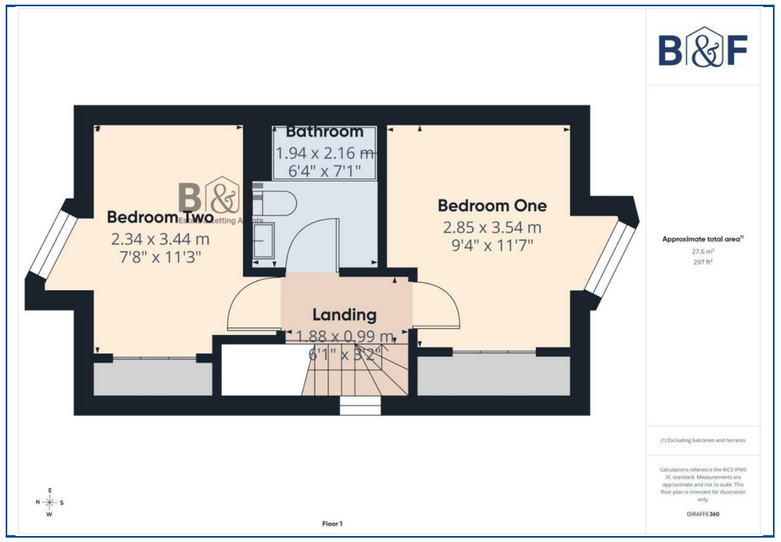
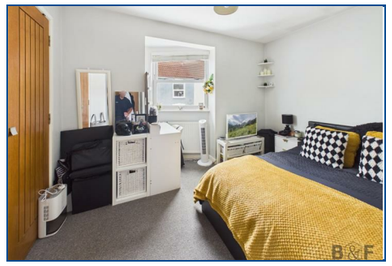
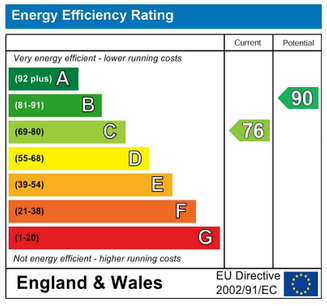






- Two Double Bedrooms
- Kitchen/Diner
- Bathroom
- Enclosed Garden
- Close to Cycle Path
- Living Room
- Cloakroom
- Fitted Wardrobes to both Bedrooms
- Off-Street Parking
- Gas ch and Double Glazing



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.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

6B Upper Station Road, Staple Hill, Bristol, BS16 4LY

£280,000

Hallway 5'7 x 3'6

Living Room 11'5 x 10'4

Kitche/Diner 12 x 13'8

Cloakroom 5 x3'2

Landing 6'1 x 3'2

Bedroom One 9'4 x 11'7

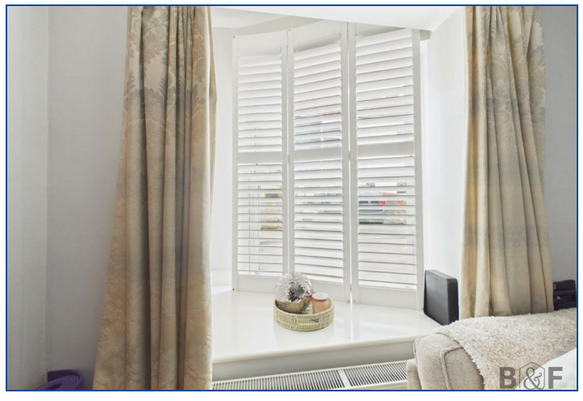
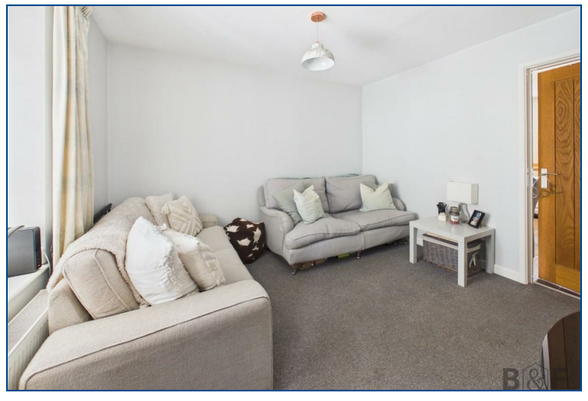
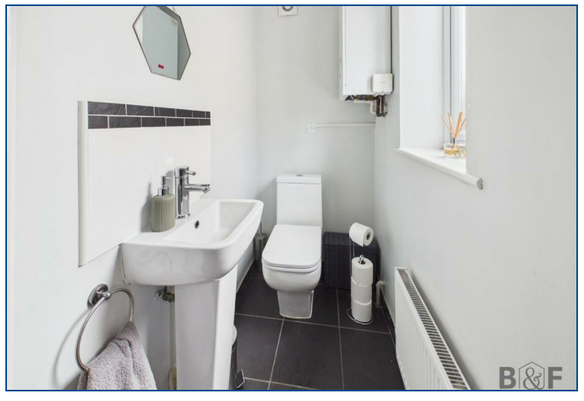
Bedroom Two 7'8 x 11'3

Bathroom 6'4 x 7'1

Outside

Enclosed Rear Garden

Off-Street Parking

Offered for sale with no onward chain, is this splendid two bedroom semi-detached house with enclosed garden and off-street parking. The house is in good decorative order throughout. The property comprises hallway, living room, kitchen/diner with appliances, cloakroom, two double bedrooms with fitted wardrobes and bathroom. Other benefits include uPVC double glazing and gas central heating. Situated in the heart of Staple Hill in this quiet backwater, close to the Bristol to Bath cycle path. The ring road and motorway network is a short commute away. In our opinion this property is perfect starter home for first-time buyers.
Energy Rating C. Council Tax C.

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