



37 Soundwell Road, Staple Hill, Bristol, BS16 4QQ

£275,000

Situated just off the High Street and close to all Staple Hill amenities and bus route is this deceptively spacious period home which offers very generous accommodation. In brief the accommodation comprises vestibule, hallway with under stairs storage area, lounge, dining room and large kitchen breakfast room. Upstairs are two double bedrooms, large bathroom, with further staircase leading to loft room (suitable for storage only) but shows the space for further development. Outside is a lovely courtyard garden. The property is double glazed and gas centrally heated and is well presented but does require some refurbishment and modernisation and priced to reflect this. Energy Rating D, Council Tax Band B.

Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.

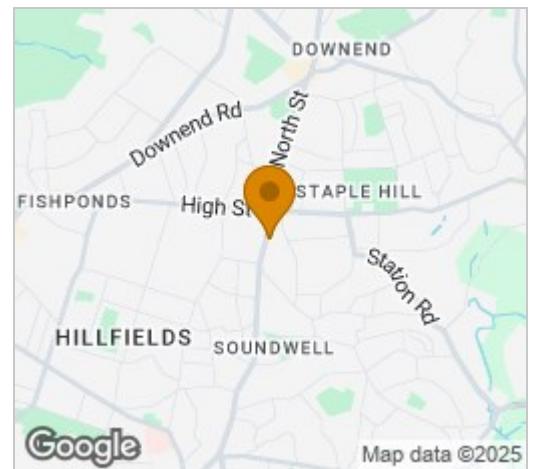
- Victorian Style Home
- Semi Detached
- Two Double Bedrooms
- Two Receptions
- Kitchen Breakfast Room
- Loft Room
- First Floor Bathroom
- D/Glazing & GCH
- Rear access ideal for cycles
- Requires modernisation



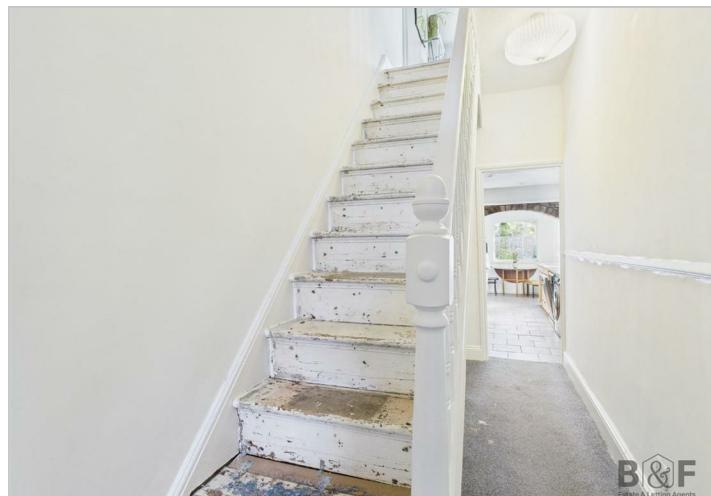
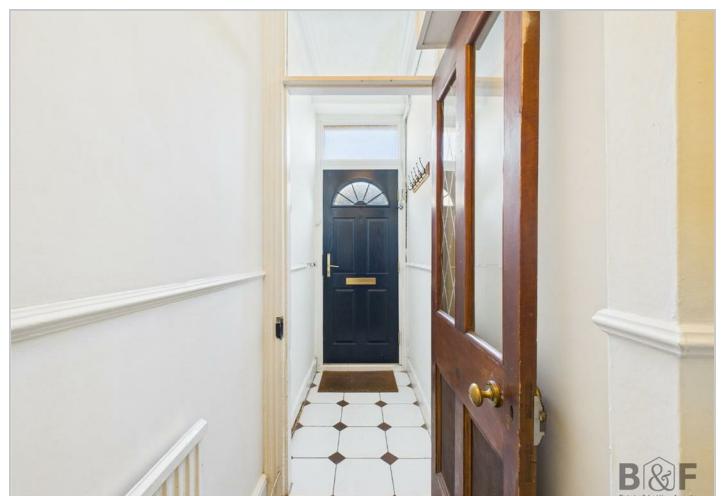
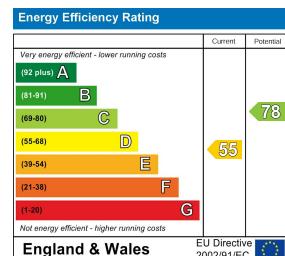
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.