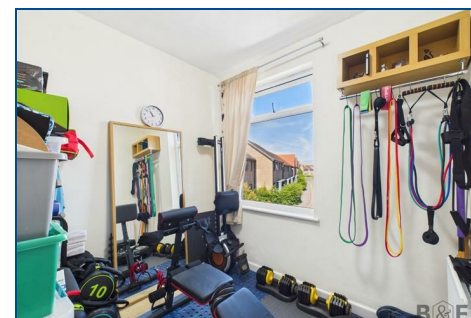
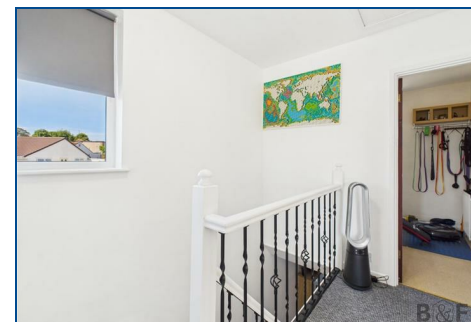
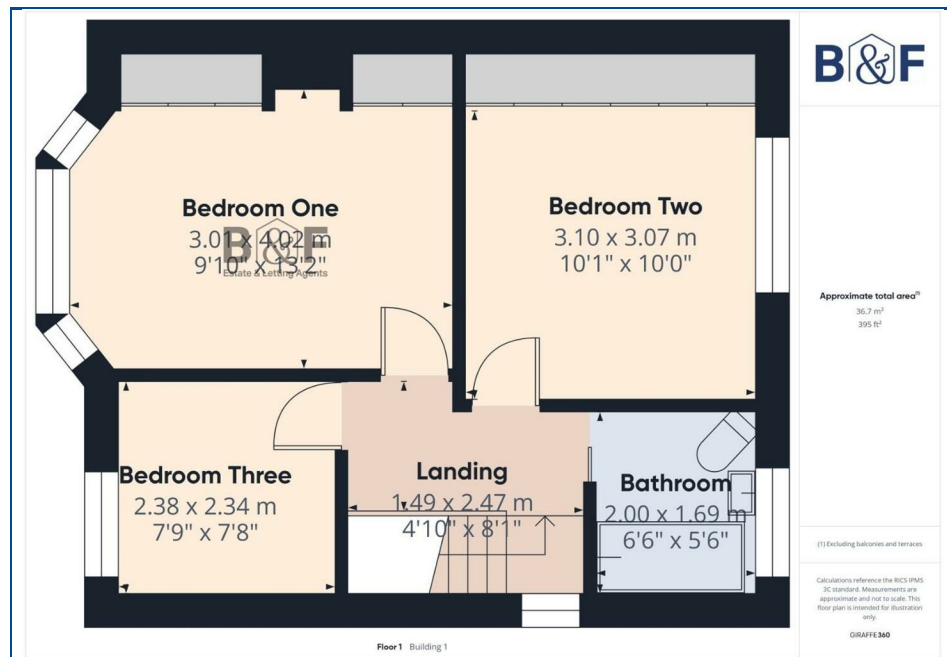
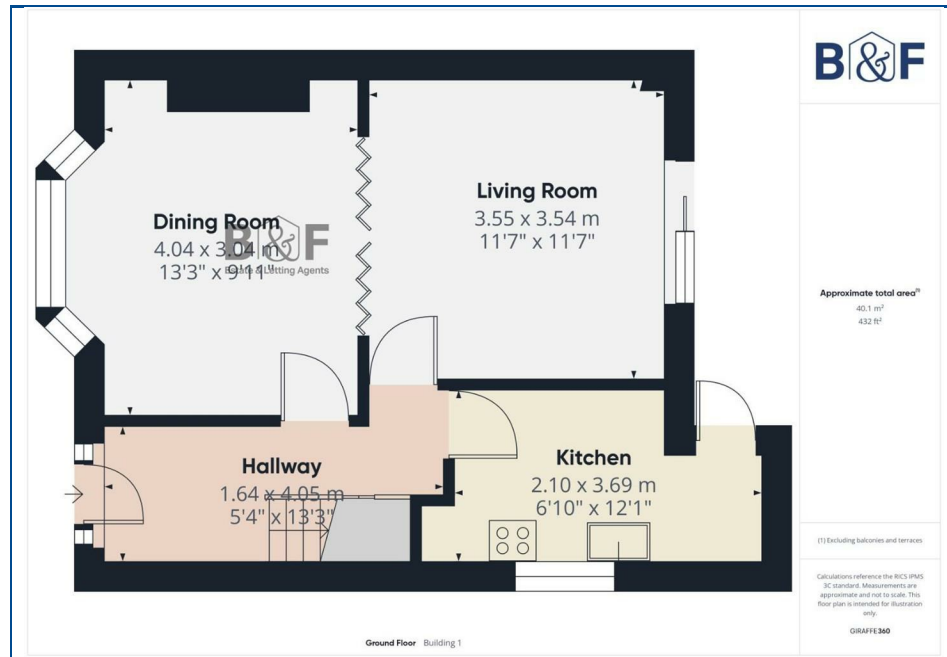


# Brunt & Fussell

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



- Three Bedrooms
- Modern Kitchen
- uPVC Double Glazed
- Air Conditioning
- Detached Garage
- Two Reception Rooms
- New Bathroom
- Gas Central Heating
- Lovely Corner Gardens
- Off-Street Parking

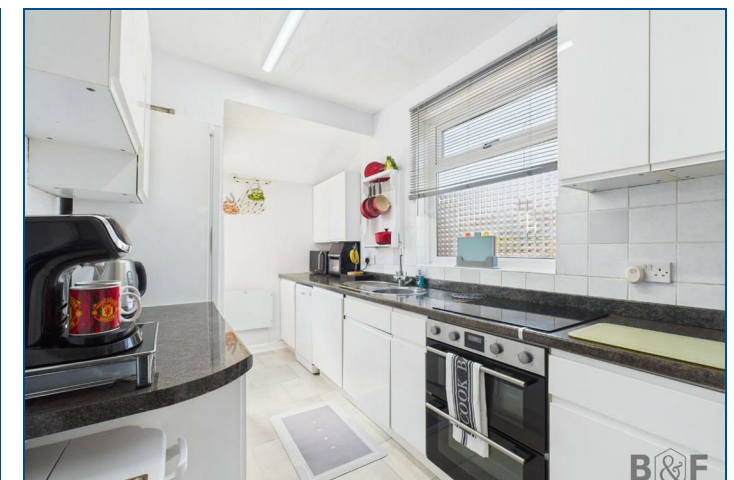
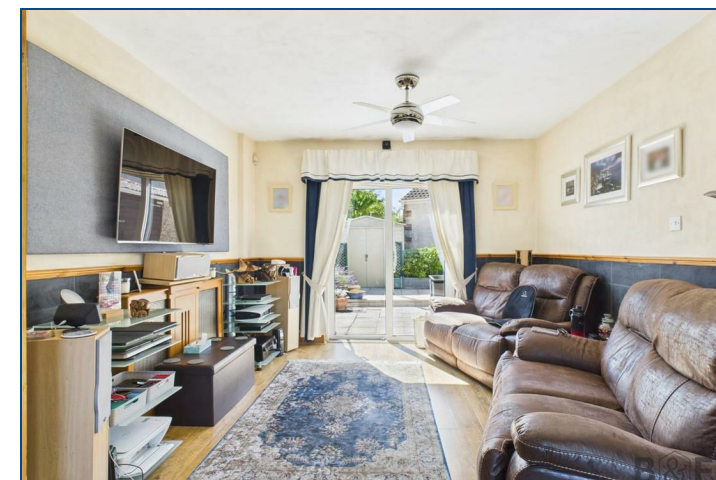
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



**129 Gloucester Road, Staple Hill, Bristol, BS16 4ST**  
**Fixed Asking Price £359,950**



- Hallway 5'4 x 15'3
- Dining Room 13'3 x 9'11
- Living Room 11'7 x 11'7
- Kitchen 6'10 x 12'1
- Landing 4'10 x 8'1
- Bedroom One 9'10 x 13'2
- Bedroom Two 10'1 x 10
- Bedroom Three 7'9 x 7'8
- Bathroom 6'6 x 5'6
- Outside
- Mature gardens to front, side and rear
- Detached Garage 20 x 9'1
- Off-Street Parking

We are delighted to offer for sale this fine 1950's semi-detached house with enclosed corner gardens, detached garage with electric door and ample off-street parking. The property is in excellent order throughout and has been well maintained. The accommodation comprises hallway, sitting room, dining room, fitted kitchen on the ground floor with three bedrooms and family bathroom. The property is situated on this popular road, close to the Bristol to Bath cycle track, and short commute to the ring Road. Page Park. Tynings Primary School and the amenities of Staple Hill are within walking distance. In our opinion this property would ideally suit first time buyers or the growing the family. Energy Rating D. Council Tax B.

\*Please Interact With Our Market Leading Virtual Tour\*

