



37 Beaufort Road, Staple Hill, Bristol, BS16 5JU

£360,000

Having been in the same family for nearly 70 years, we are delighted to bring this period home to the market, which is offered with no onward chain. Situated close to all of Staple Hill amenities, the accommodation briefly comprises hallway, lounge, dining room, kitchen and outbuilding with w/c. Upstairs is a landing with pull down loft ladder, three bedrooms and bathroom. Outside is potential parking to the front and an ample lawned rear garden with pedestrian access. The property is well loved and is double glazed and gas centrally heated but does require a comprehensive program of refurbishment and modernisation. Council Tax Band B, Energy Rating C.

- Period Home
- Close to Amenities
- Three Bedrooms
- Two Receptions
- Ample Garden
- Potential Parking
- D/Glazing & GCH
- No Onward Chain
- Requires Modernisation

## Viewing

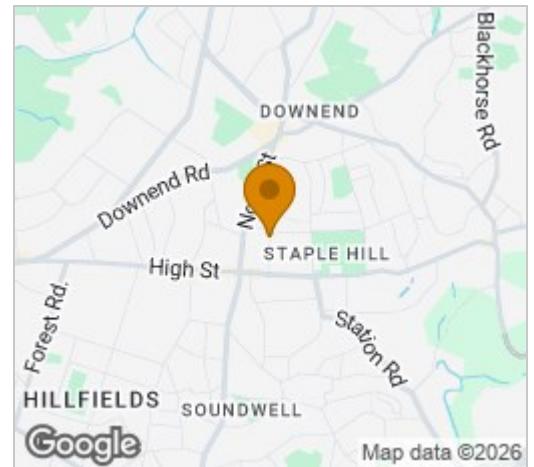
Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



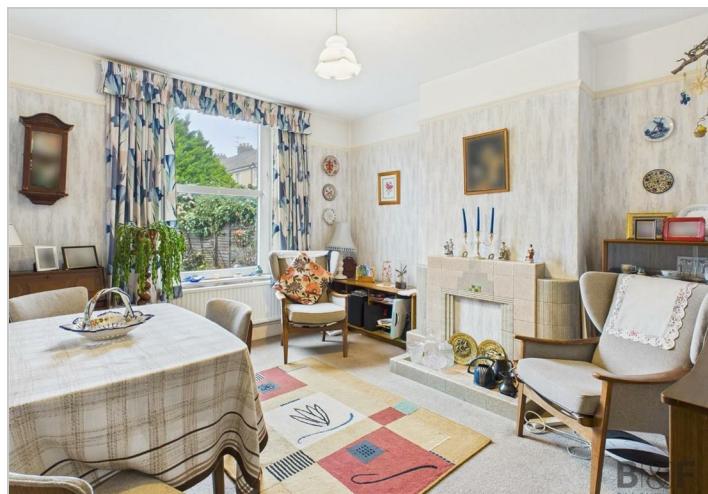
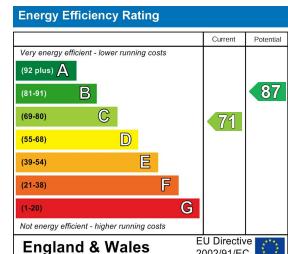
## Floor Plan



## Area Map



## Energy Efficiency Graph



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