

- Three Bedrooms
- Modern Bathroom
- uPVC Double Glazing Fitted in 2024
- Gas Boiler replaced in 2021
- Popular Cul-de-Sac
- Two Reception Rooms
- Modern Kitchen
- Gas Central Heating
- Generous Gardens
- No onward Chain

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

**MONEY LAUNDERING REGULATIONS 2003**

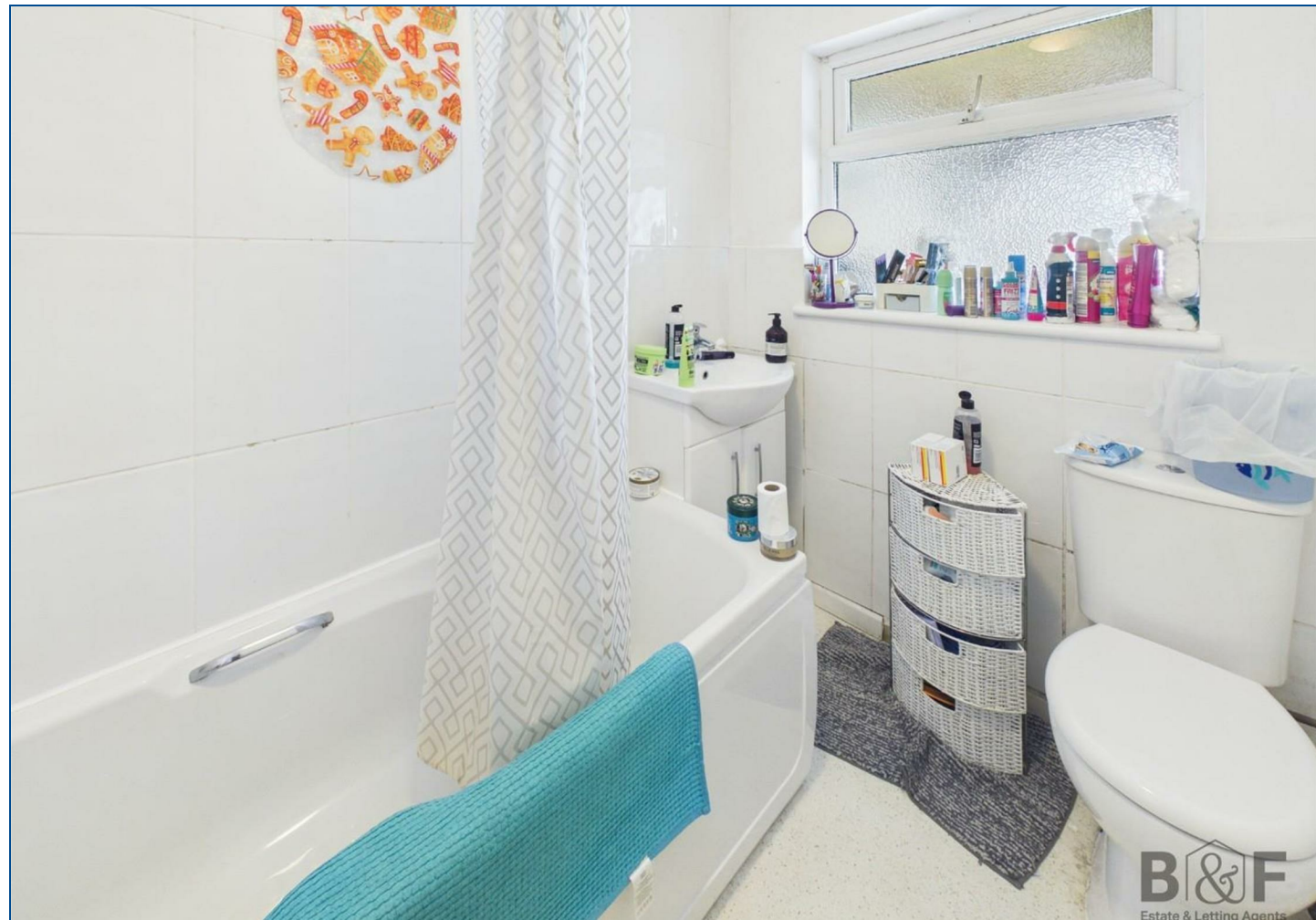
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.



**34 Kendall Road, Staple Hill, Bristol, BS16 4NB**  
**Asking Price £285,000**



- Entrance Hall
- Living Room
- Dining Room
- Bathroom
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Outside
- Front Garden
- Rear Garden

Offered for sale with no onward chain is this modern three bedroom mid-terrace home, quietly tucked away on this popular cul-de-sac in the heart of Staple Hill. The property offers entrance hall, two reception rooms, bathroom and kitchen on the ground floor with three bedrooms to the first floor. Outside there are generous gardens to front and rear. The bathroom and kitchen are modern. The front garden lends itself to off-street parking (subject to the usual planning permission) the property is ideally situated just a short stroll from Staple Hill, High Street and the much-loved Page Park. This delightful home offers convenient access to a variety of local shops, cafés, green spaces, and excellent public transport connections to Bristol city Centre. The popular Bristol and Bath Cycle Path is just moments away. Council Tax Band- C. Energy Rating- C.

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

