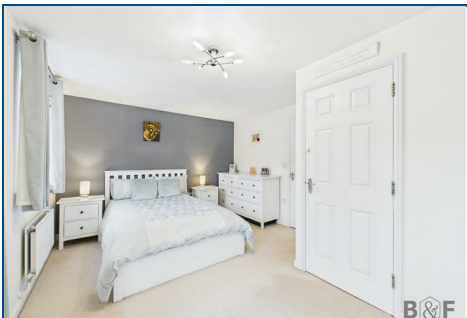
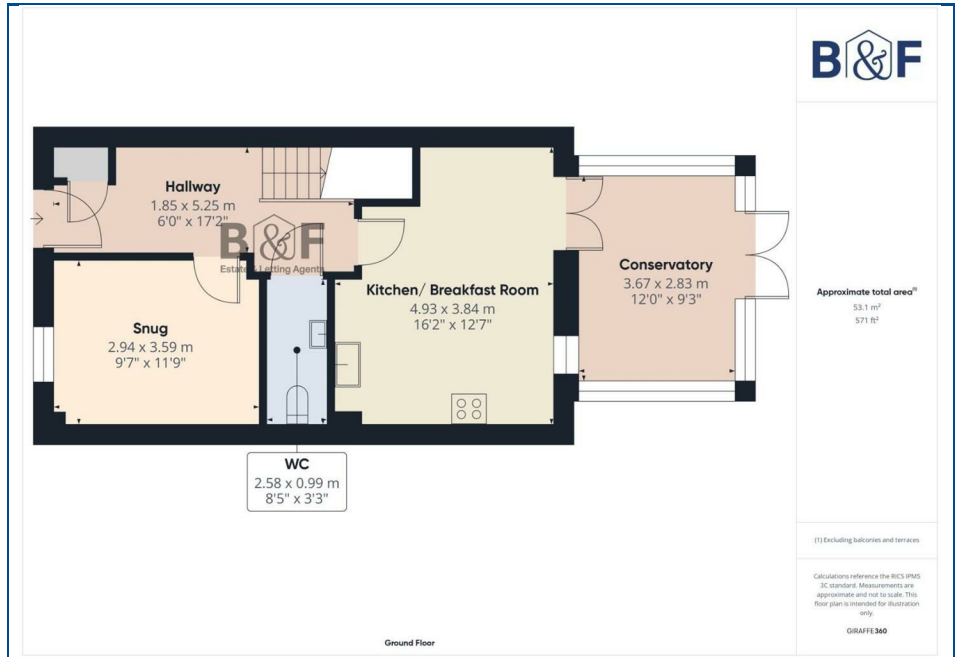
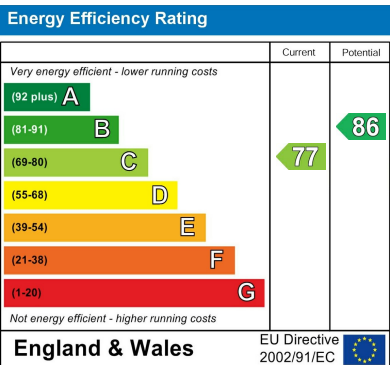




- Large Townhouse
- Three Bathrooms
- Kitchen/ Breakfast Bar
- Low Maintenance Garden
- Four/Five Bedrooms
- Cloakroom
- Conservatory
- Off Street Parking



MONEY LAUNDERING REGULATIONS 2003

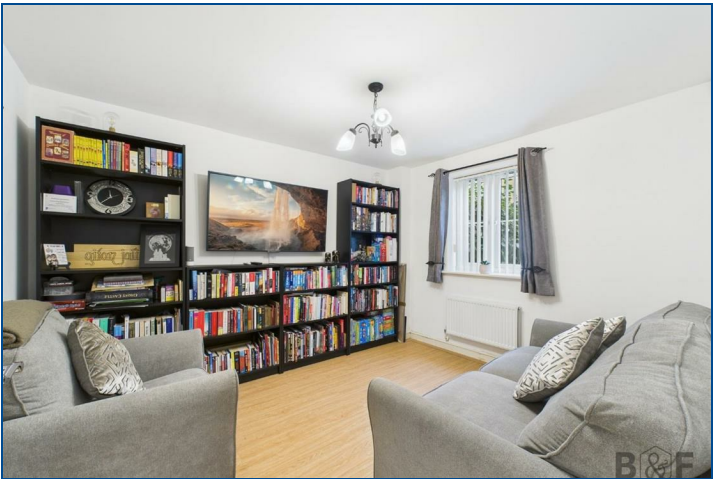
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

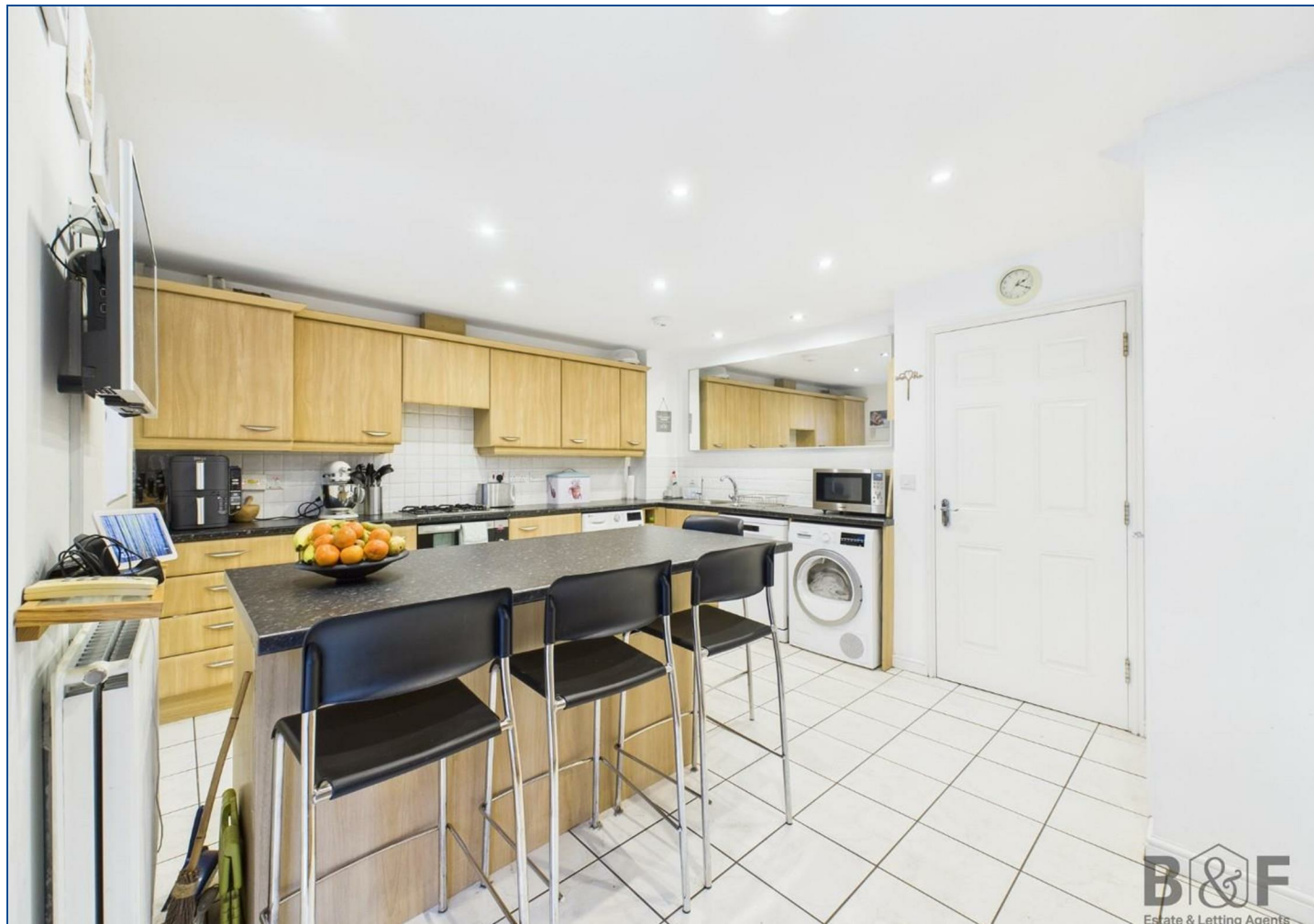
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



31 Junction Way, Mangotsfield, Bristol, BS16 9LA
£400,000



Hallway 6'0" x 17'2"

Snug 9'7" x 11'9"

Kitchen/Breakfast Room 16'2" x 12'7"

Conservatory 12'0" x 9'3"

Cloakroom 8'5" x 3'2"

First Floor Landing 3'1" x 8'10"

Lounge/ Bedroom Five 16'2" x 11'9"

Bedroom One 14'4" x 11'4"

Ensuite 8'8" x 4'11"

Second Floor Landing 5'6" x 8'10"

Bedroom Two 11'4" x 9'5"

Ensuite 4'9" x 9'3"

Bedroom Three 8'7" x 10'2"

Office/Bedroom Four 7'6" x 7'10"

Bathroom 6'5" x 7'0"

Low Maintenance Garden

Off Street Parking

Offered for sale is this deceptively spacious and beautifully presented four/five-bedroom family home, providing approximately 140 sq. metres of versatile living space arranged across three floors. This impressive property includes three bathrooms, a cloakroom, and a conservatory, perfectly suited to modern family life. The ground floor comprises an entrance hall, cloakroom, and snug. The contemporary kitchen-diner opens seamlessly into a bright conservatory, which leads directly to the low-maintenance rear garden. On the first floor, there is a generous size reception room that can serve as a bedroom, study, or Lounge, and a well-proportioned bedroom complete with en-suite. The top floor offers three further bedrooms, including a spacious double with its own en-suite, and all bedrooms benefit from fitted wardrobes. Additional features include gas central heating and double glazing throughout. Externally, the rear garden provides a low-maintenance space perfect for outdoor entertaining, with direct access to two off-street parking spaces. Energy Rating: C. Council Tax Band: D.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

