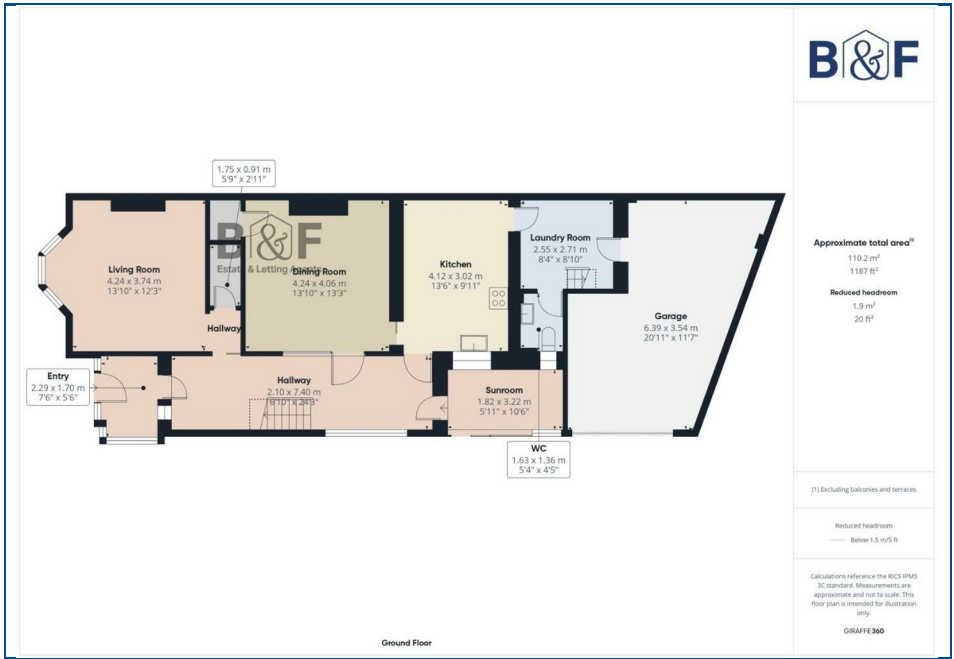
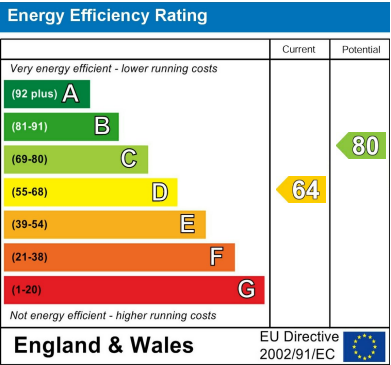




- Four Bedrooms
 - Two Reception Rooms
 - Modern Bathroom
 - Loft Room/Home Office
 - Oversized Garage/Workshop
- Corner Plot
 - Fitted Kitchen
 - Gas Ch & Double Glazing
 - Enclosed Private Gardens
 - Short Walk to Page Park & Amenities

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



41 Ducie Road, Staple Hill, Bristol, BS16 5JZ
Offers Over £425,000



Located on the popular Ducie Road in Staple Hill, is this delightful end-terrace house which offers a perfect blend of character and modern convenience. The house features entrance porch, spacious hallway, two spacious reception rooms, small conservatory, fitted kitchen, utility room, cloakroom, stairs going to loft room/hobby room/home office, door into oversize garage/work shop with electric door. Upstairs there are four bedrooms, and family bathroom. Set on a generous corner plot, this extended semi-detached house benefits from parking for several vehicles. The gardens are fully enclosed and private with large garage and workshop add versatility to the property, making it perfect for those who require additional storage or a dedicated workspace. Residents will appreciate the proximity to local amenities in both Staple Hill and Downend, ensuring that shops, cafes, and services are just a short stroll away. For those who enjoy the outdoors, Page Park is nearby, offering a lovely green space for leisurely walks or family outings. Other benefits include double glazing and gas central heating. This home presents an excellent opportunity for those seeking a spacious and adaptable living space.

Energy Rating D. Council Tax C.

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

- Entrance Porch
- Spacious Hallway
- Living Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Cloakroom
- Loft Room/Hobby Room/Home Office
- Small Conservatory
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Private Gardens to Front and Rear
- Oversize Garage/Work Shop

