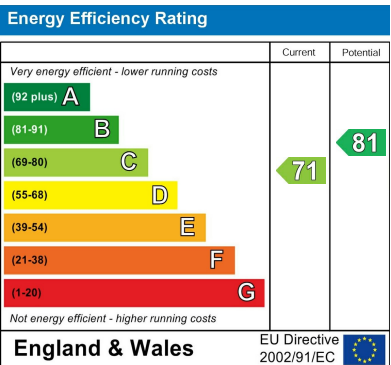


- Stunning Period House
- Extended
- Two Bathrooms
- Gas Central Heating
- Super Order
- Four Bedrooms
- Vastly Updated
- Period Features
- Double Glazing
- Must Be Viewed



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.

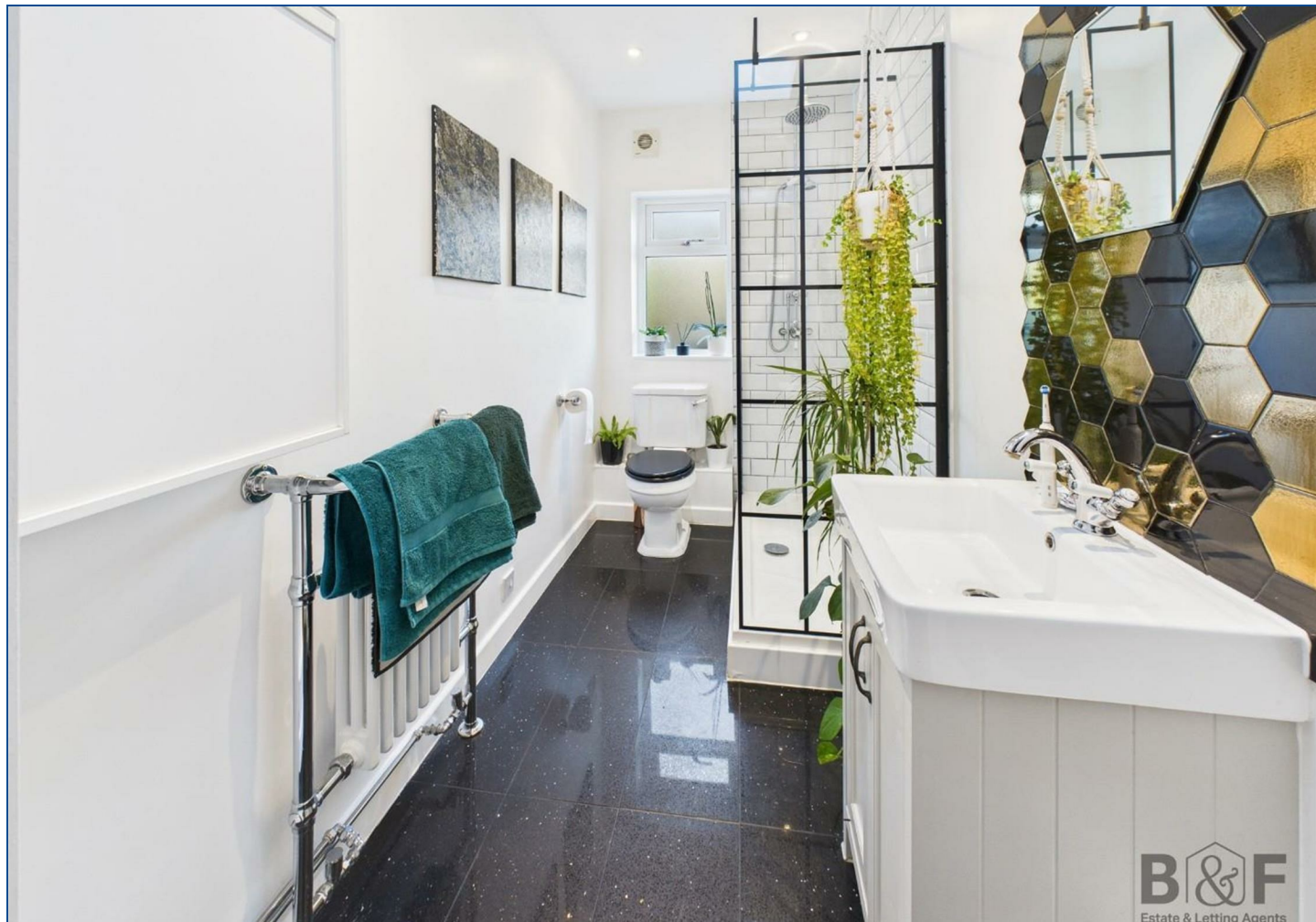
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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



13 Seymour Road, Staple Hill, Bristol, BS16 4TG
£395,000



Entrance Vestibule 3'6 x 3
Hallway 12'9 x 5'2
Living Room 13'6 x 12'4
Dining Room 12' x 10'6
Kitchen 10' x 9'
Boot Room/Utility Room 9 x 5
Shower Room 9'11 x 5'2
Landing 4'11 x 12'9
Bedroom Two 13'4 x 15'11
Bedroom Three 9'5 x 9'8
Bedroom Four/Study 9' x 6'
Second Floor Landing 2'8 x 5'1
Master Bedroom 18'1 x 14'11
Bathroom 5'11 x 6'9
Outside
Wall Enclosed Front Garden
Fully Enclosed Rear Garden

We are delighted to offer for sale this truly stunning extended four bedroom, two bathroom mid-terrace home. The house has been vastly updated in recent years, yet retains many original features and charm. The accommodation comprises entrance vestibule, hallway, living room, kitchen/diner, boot room/utility room and shower room on the ground floor, with three bedrooms on the first floor and the master bedroom and ensuite bathroom to the top floor. Other benefits include lovely enclosed rear garden, double glazing and gas central heating. Situated just off Broad Street, walking distance to all amenities including shops, bus routes, Page Park and the Bristol to Bath Cycle Path. We fully recommend an internal viewing. Energy Rating C. Council Tax Band B.

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

