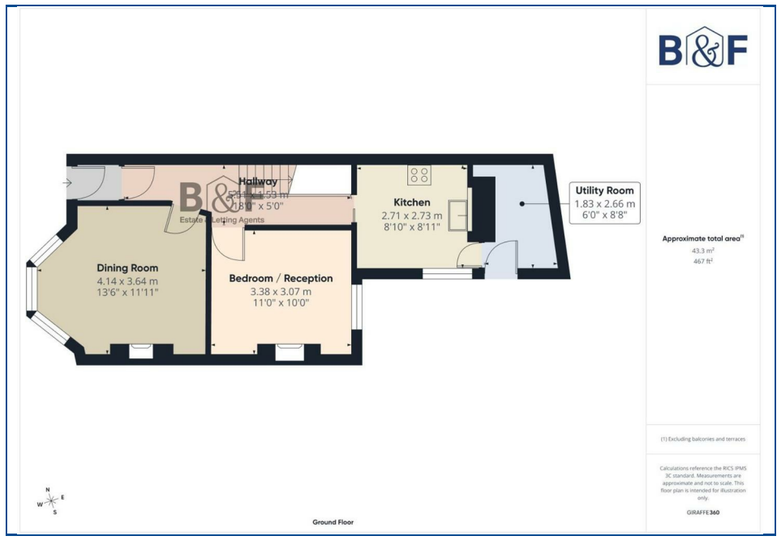
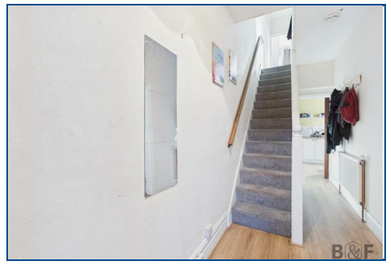
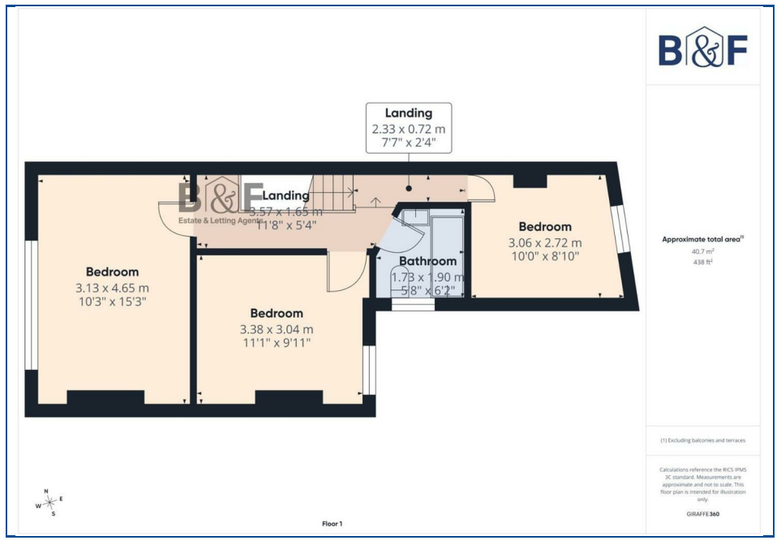
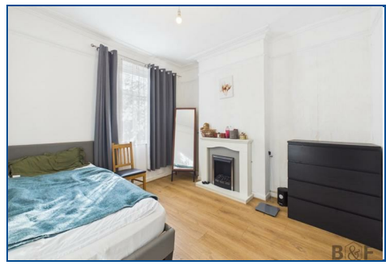
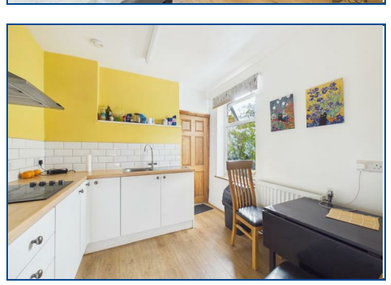




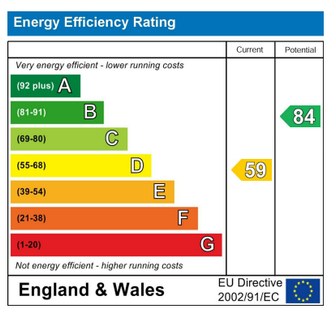








- Period Property
- Utility Room
- Popular Location
- Three Bedrooms
- Off Street Parking
- Energy Rating D



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.

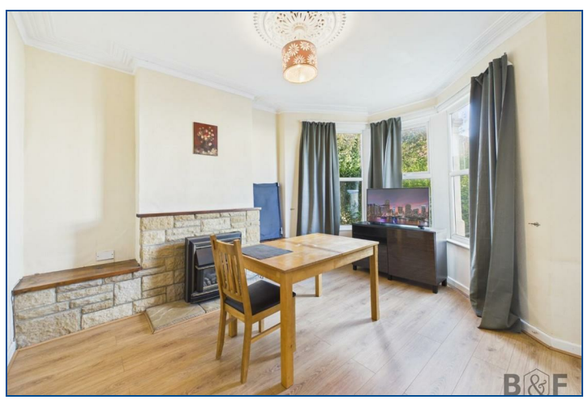
THE PROPERTY MISDESCRIPTIONS ACT 1991

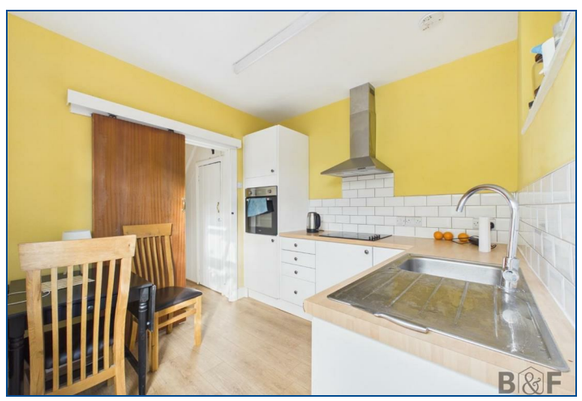
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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







22 North Street, Downend, Bristol, BS16 5SW

£340,000



Situated in a popular and convenient part of Downend, this attractive three bedroom semi-detached period property offers spacious and versatile accommodation arranged over two floors, together with the added benefit of a rear courtyard providing off-street parking.

The ground floor comprises two separate reception rooms, offering flexibility for use as a living room and dining room, along with a kitchen and separate utility room. Upstairs, a generous landing leads to three bedrooms and a bathroom.

Externally, the property benefits from a small enclosed courtyard to the rear, which acts as useful off-street parking.

The property is conveniently positioned for the amenities of both Downend and nearby Staple Hill, where a variety of independent shops, supermarkets, cafés, restaurants and everyday facilities can be found. Page Park is also within easy reach, offering attractive open green space and recreational facilities.

There are a number of local schools nearby, while excellent transport links provide access into Bristol city centre and the surrounding areas. The nearby Avon Ring Road also offers convenient connections towards the M4, M32 and wider motorway network.

An appealing period property offering well-proportioned accommodation and a convenient location, ideally suited to buyers looking to put their own stamp on a home within this popular residential area.
Energy Rating D. Council Tax Band C.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

Hallway 18'0" x 5'0"

Dining Room 13'6" x 11'11"

Reception/ Bedroom 11'1" x 10'0"

Kitchen 8'10" x 8'11"

Utility Room 6'0" x 8'8"

Landing 11'8" x 5'4"

Bedroom One 10'3" x 15'3"

Bedroom Two 11'1" x 9'11"

Bathroom 5'8" x 6'2"

Landing 7'7" x 2'4"

Bedroom Three 10'0" x 8'11"

Off-Street Parking/ Courtyard



