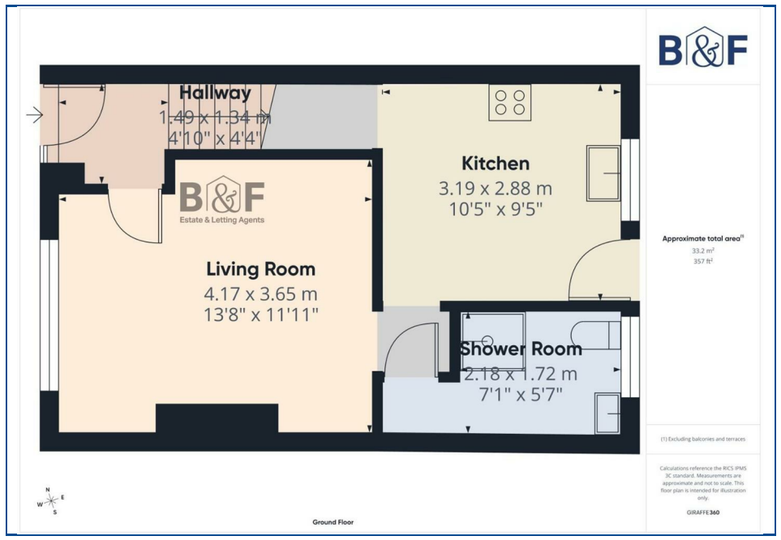
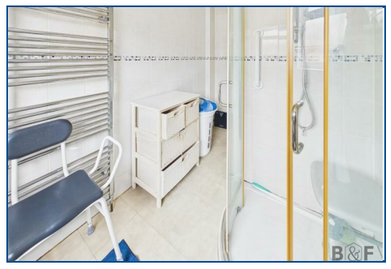




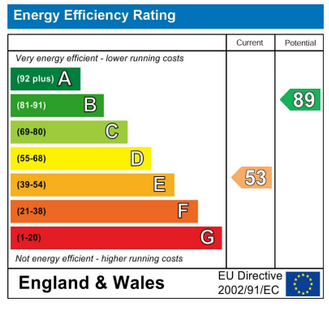








- No Onward Chain
- Double Glazed
- Enclosed Gardens
- Close to Shops
- Updating Required
- Three Bedrooms
- Gas Central Heating
- Popular Location
- Rear Pedestrian Access
- Rewire Required



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.

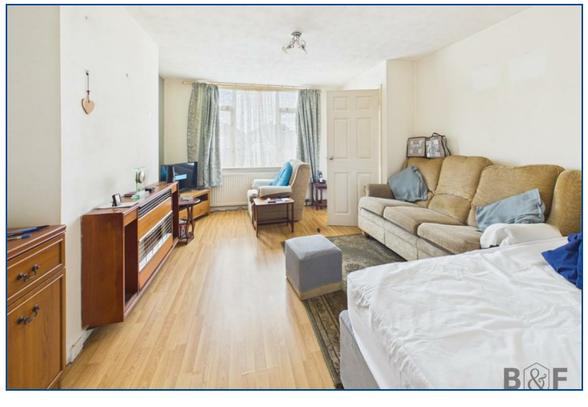
THE PROPERTY MISDESCRIPTIONS ACT 1991

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







25 Kendall Road, Staple Hill, Bristol, BS16 4NB

£265,000



Hallway 4'10 x 4'4

Living Room 13'8 x 11'11

Lobby

Shower Room 7'1 x 5'7

Kitchen 10'5 x 9'5

Landing 2'9 x 4'6

Bedroom One 11'11 x 11'11

Bedroom Two 12'4 x7'7

Bedroom Three 9'3 x 7'5

Outside

Front Garden

Rear Garden

Offered for sale with no onward chain is this three bedroom mid-terrace home, quietly tucked away on this popular cul-de-sac in the heart of Staple Hill. The house does require some updating, hence realistic asking price. The accommodation comprises hallway, reception room, bathroom and kitchen on the ground floor with three bedrooms to the first floor. Outside there is an enclosed gardens to front and rear. Situated just a short stroll from Staple Hill, High Street and Page Park. This perfect starter 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 B. Energy Rating E.

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



