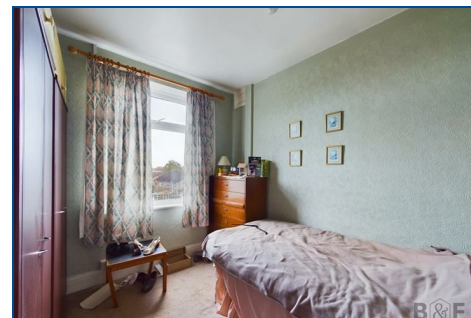
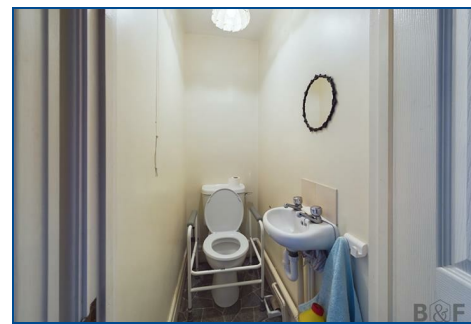
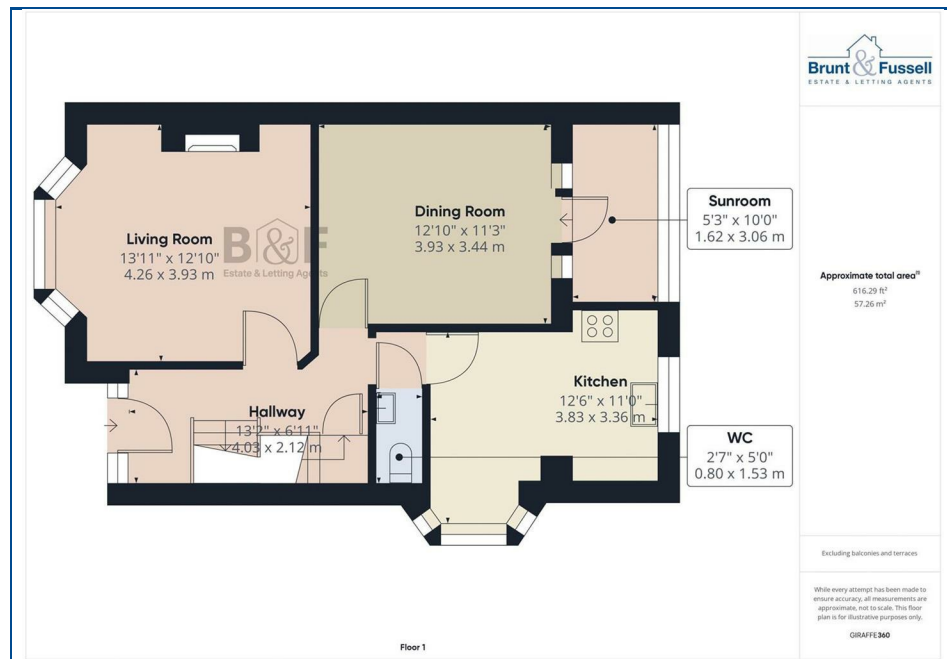


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Large Plot
- Original Features
- Sought After Road
- Ideal For Developer
- Gas Ch & D/g
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

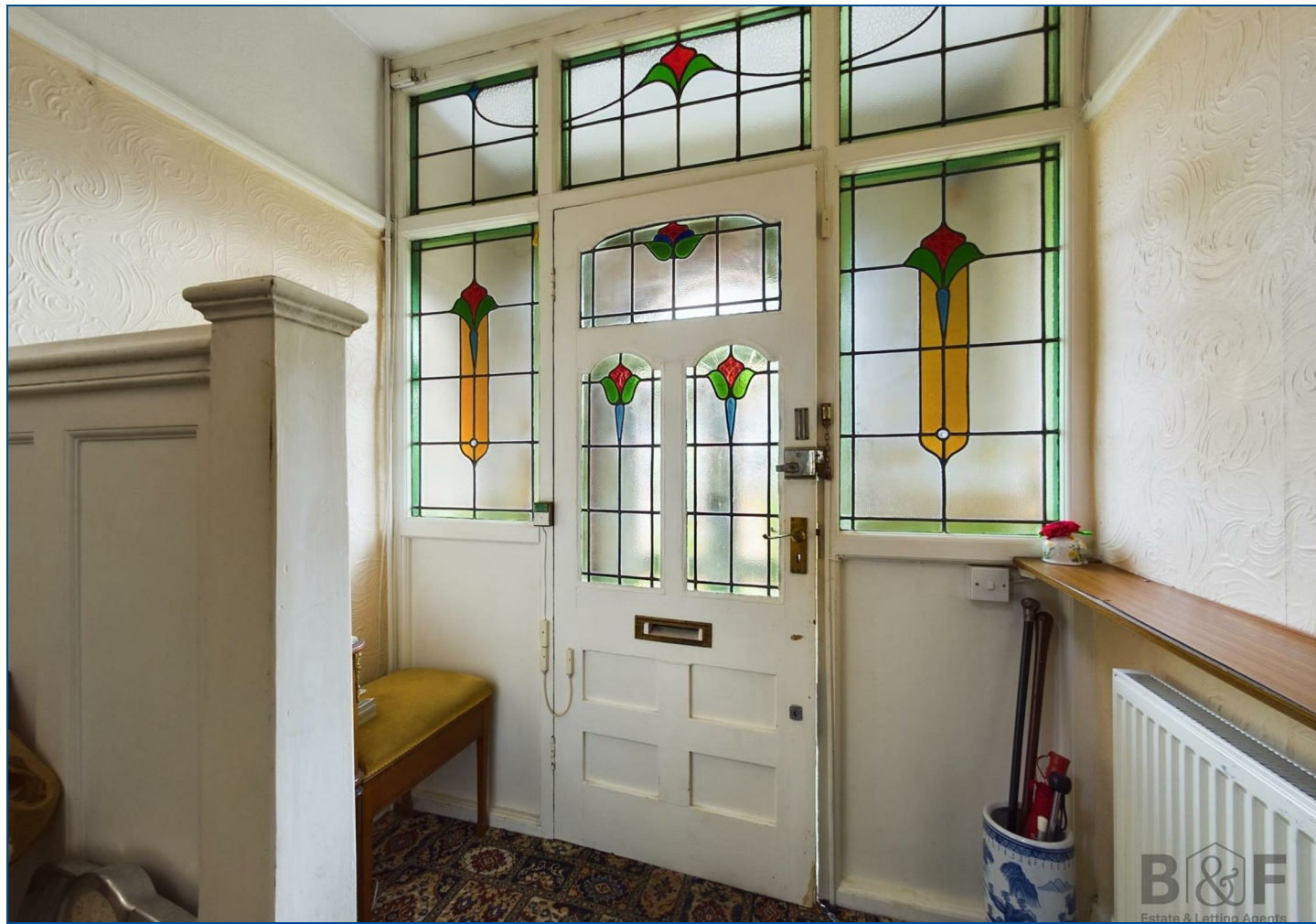
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



172 Kingsway, St. George, Bristol, BS5 8NX
Offers In Excess Of £500,000



Storm Porch

Hallway 13'2" x 6'11"

Stairs to Basement

Cloakroom 2'7" x 5'0"

Lounge 13'11" x 12'10"

Dining Room 12'10" x 11'3"

Sun Room 5'3" x 10'0"

Kitchen Breakfast Room 12'6" x 11'0"

First Floor Landing 7'6" x 4'2"

Bedroom One 13'11" x 10'8"

Bedroom Two 12'5" x 11'5"

Bedroom Three 9'11" x 8'8"

Family Bathroom 7'5" x 6'11"

Basement

Hallway 12'0" x 7'0"

Laundry Room 12'5" x 8'5"

Workshop/Store Room 11'4" x 12'5"

Large Integral Garage 18'8" x 10'10"

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity for the builder/investor/growing family to purchase this extremely versatile semi-detached house, which lends itself for further development potential. A planning application will be submitted to build two three bedroom houses and convert the existing house into flats. The property has been well maintained, but is probably best described as dated. The accommodation briefly comprises storm porch, hallway, cloakroom, sitting room, dining room, sun room, kitchen breakfast room to the ground floor with three generous bedrooms and family bathroom to the first floor. The basement currently contains hallway, laundry room, workshop/large store room and garage. Energy Rating D. Council Tax Band D.

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

