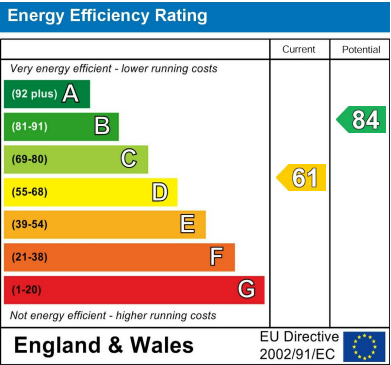


- Large House
- Original Features
- Sought After Road
- Double Glazing
- Garage
- Ideal Growing Family
- Gas Central Heating
- No Chain
- Potential Building Potential
- Large Mature Gardens

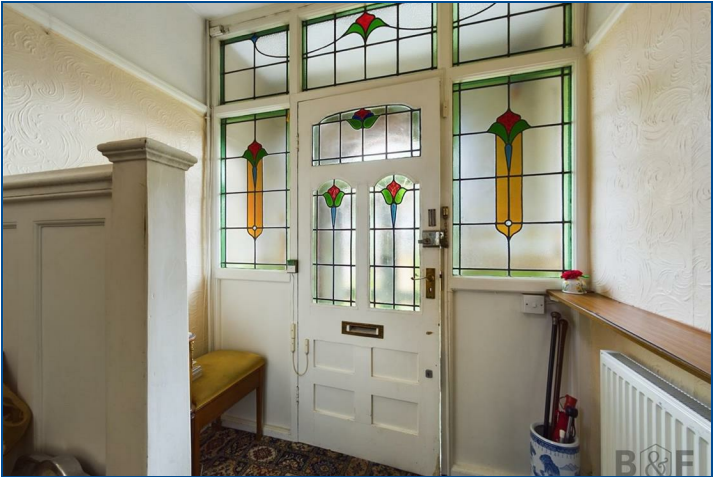


MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



172 Kingsway, St. George, Bristol, BS5 8NX
Price Guide £480,000



OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity for the growing family/ builder/investor to purchase this extremely versatile and deceptively spacious semi-detached house. The property has lots of original features and character, and lends itself for further development potential. There has recently been a planning application turned down, albeit the steer was that they one consider one new house attached.

The house has been well maintained, but is probably best described as tired and now requires some updating.

The accommodation is over three floors and 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, garage, lobby WC and tool-shed off.

Situated on the sought after Kingsway with good bus routes, schools to hand and conveneint access to Bristol City Centre and the amenities of Hanham, Kingswood and St George.

The ring ring road and motorway network is only a short commute away.

Energy Rating D. Council Tax Band D.

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

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"

WC

