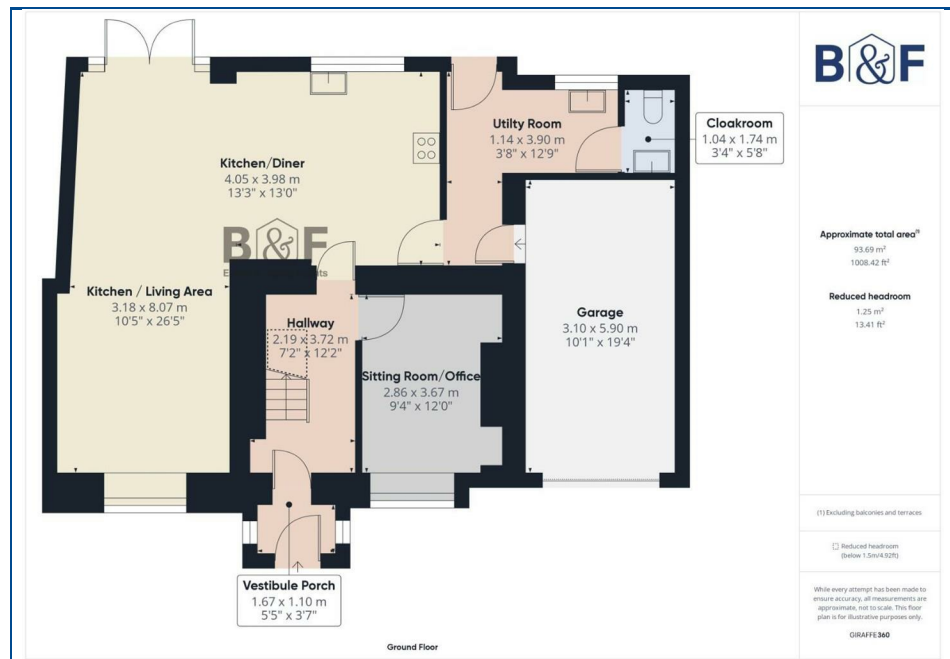
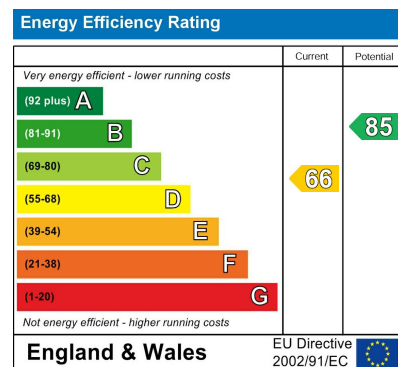


Brunt & Fussell

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



- Four Bedrooms
- Quiet Road
- Utility Room
- En-Suite
- Fitted Kitchen
- Energy Rating D

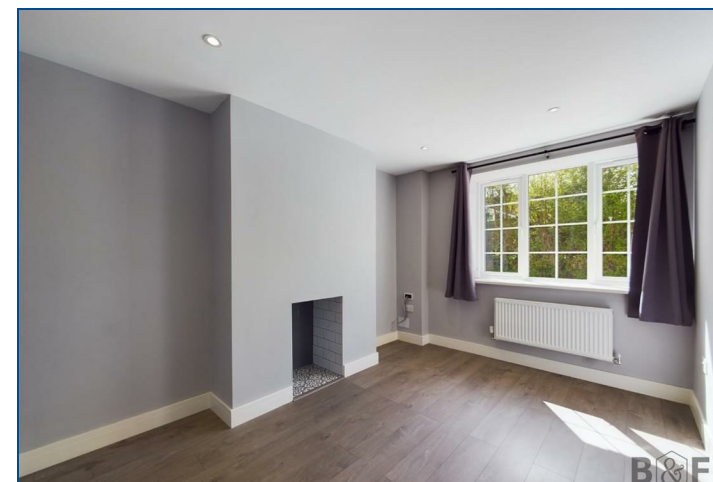


MONEY LAUNDERING REGULATIONS 2003

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.



71 Kingsfield Lane, Hanham, Hanham, BS15 9NR
£550,000



- Vestibule Porch 5'5" x 3'7"
- Hallway 7'2" x 12'2"
- Sitting Room/Office 9'4" x 12'0"
- Fitted Kitchen 13'3" x 13'0"
- Kitchen/ Living Area 10'5" x 26'5"
- Utility Room 3'8" x 12'9"
- Cloak Room 3'4" x 5'8"
- First Floor Landing 10'10" x 3'3"
- Bedroom One 12'5" x 12'4"
- En Suite Bathroom 9'9" x 11'8"
- Bedroom Two 12'1" x 12'5"
- Bedroom Three 10'8" x 13'1"
- Bedroom Four 9'0" x 13'2"
- Family Bathroom 7'10" x 8'9"
- Large Garage 10'2" x 19'4"
- Ample Off-Street Parking
- Enclosed Rear Garden

We are delighted to bring to market for sale this super, recently renovated four double bedroom semi-detached property with enclosed garden, ample off-street parking for several vehicles and large garage. The property is situated in this semi-rural location on this sought-after road. That said local amenities are close by and there is good access to the Avon ring road with links to Bristol and Bath and the motorway network. The accommodation is of a high standard and briefly comprises entrance vestibule, hallway, sitting room/office, lounge/diner, fitted kitchen, utility room/cloakroom, four double bedrooms (master with en suite bathroom) and family bathroom. This property is sure to be of interest to the professional family. Rarely do properties of this quality come to the market. We therefore fully recommend an early internal inspection to appreciate the quality of this home.

Energy Rating D. Council Tax E.

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

