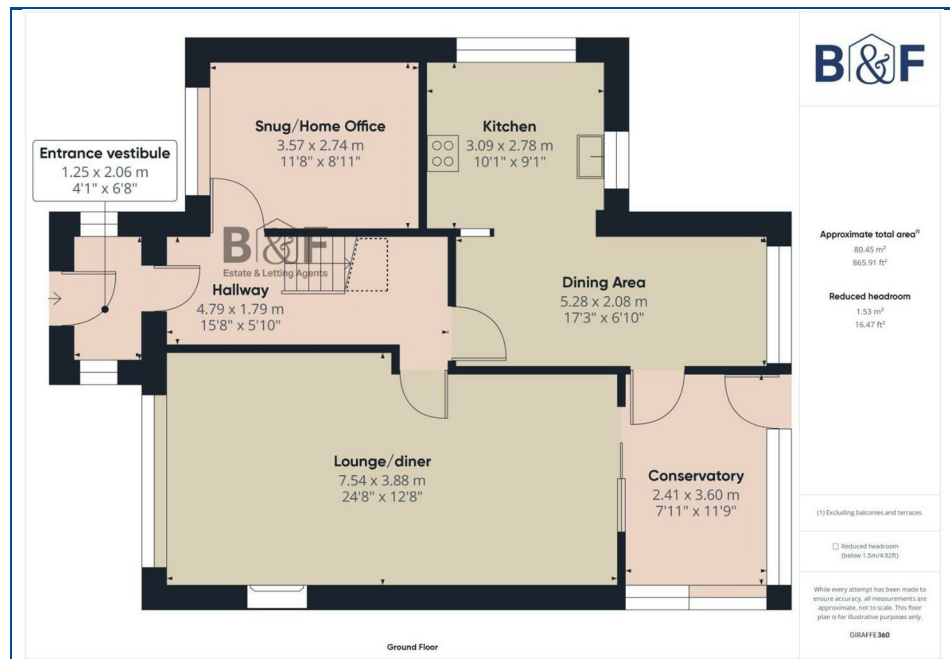
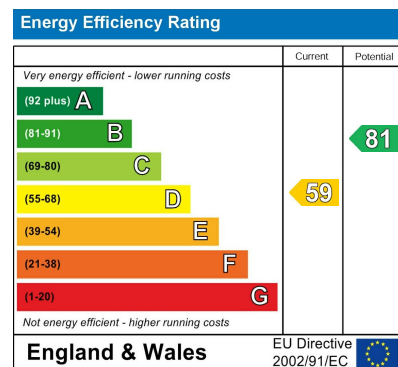


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Detached House
- Owned Since New By Same Family
- Bathroom & Shower Room
- Conservatory
- Four Bedrooms
- Garage & Parking
- D/g & Gas Ch
- Cul-de-Sac Location



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.



Kyrenia, Woodside Road, Kingswood, Bristol, BS15 8DG
Offers Over £450,000



- Entrance Vestibule 4'1" x 6'9"
- Hallway 15'8" x 5'10"
- Snug/Home Office 11'8" x 8'11"
- Lounge/Diner 24'8" x 12'8"
- Kitchen 10'1" x 9'1"
- Dining Area 17'3" x 6'9"
- Conservatory 7'10" x 11'9"
- Landing 9'8" x 5'7"
- Bedroom One 10'2" x 8'11"
- Bedroom Two 12'5" x 8'5"
- Bedroom Three 11'10" x 10'10"
- Bedroom Four 8'0" x 6'7"
- WC 6'5" x 5'8"
- Shower Room 2'5" x 5'5"
- Bathroom 5'8" x 8'11"
- Landscaped Garden
- Garage
- Off-Street-Parking

OFFERED WITH NO ONWARD CHAIN. We are delighted to offer for sale this deceptively spacious four bedroom detached house with enclosed landscaped garden, garage and off-street parking. The property has been owned by the same family since it was built in 1961 and has never been on the market. The house has been very well maintained and briefly comprises entrance vestibule, hallway, snug/home office, generous lounge/dining room, kitchen/diner, conservatory, four bedrooms (all with fitted wardrobes) separate WC, shower room and family bathroom. The loft space was used as an office and is fully boarded with Velux window. Other benefits include gas central heating and double glazing. Situated on this popular cul-de-sac only a stones throw from John Cabot's Academy, with good access to the amenities of both Hanham and Kingswood. The ring road is a only a short drive away giving good access to the motorway network. In our opinion this property would suit the growing family. Early viewing recommended. Council Tax D. Energy Rating D.

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

