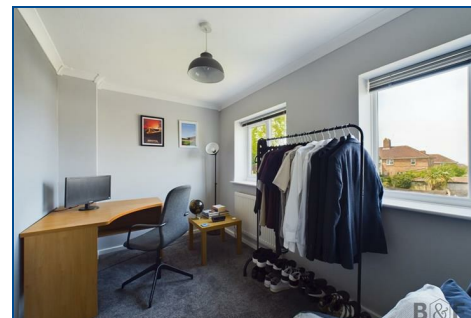
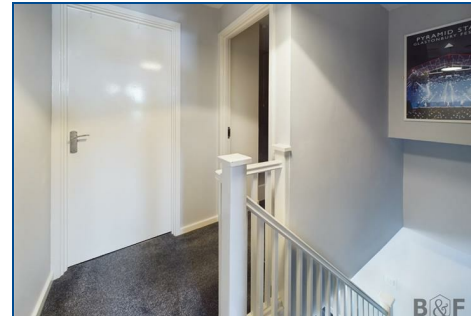
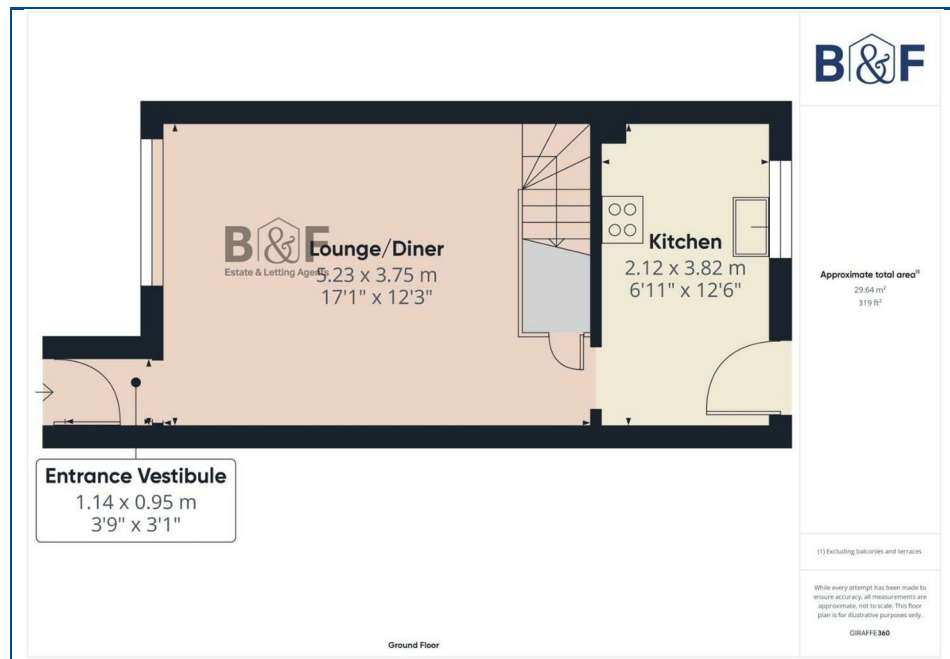


# Brunt & Fussell

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



- Two Bedrooms
- No Chain
- Popular Cul-de-Sac
- Recently Refurbished
- Updated Shower Room
- Parking
- South Facing Garden
- Super Order
- Updated Kitchen
- Updated D/g & Doors

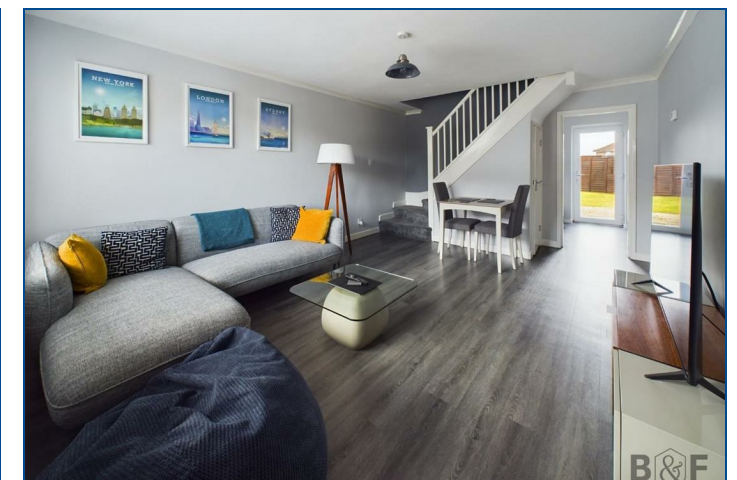
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU 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.



**29 The Wickets, Kingswood, Bristol, BS15 1PU**  
**£280,000**





#### Entrance Vestibule 3'9 x 3'1

Via front door, tiled floor, Inner door to...

#### Lounge/Diner 17'1" x 12'3"

Feature fireplace, TV point, stairs leading to first floor, under-stairs cupboard, radiator, door to...

#### Kitchen 12'6" x 6'11

Stainless steel sink unit, range of wall and base units, working surfaces, breakfast bar, tiled splash backs, wall mounted gas Glow Worm boiler supplying hot water and central heating, radiator, double glazed door to garden.

#### First Floor Landing 6'5 x 4'4

Access to loft, doors to...

#### Bedroom One 12'4 x 8"

Fitted wardrobe, radiator.

#### Bedroom Two 12'6" x 7'2"

Radiator.

#### Shower Room 7'10" x 5'8"

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, close WC, tiled splash backs, airing cupboard, radiator.

#### Outside 0'0" x 0'0"

Open plan front garden offering off street parking, Carport just up on the left hand side of property rank. Rear garden Approximately 30' (9.14m) in length, fence enclosed, principally laid to lawn and patio.

#### Off-Street Parking

#### South Facing Garden

Offered with no onward chain, Is this outstanding two bedroom mid-terrace home with enclosed South facing garden and off-street parking. The property was updated in 2019 to include re-plastering, kitchen and shower room, upgrade of the electrics, re-decorated throughout, and uPVC double glazing and doors. The accommodation briefly comprises entrance vestibule, lounge/diner, fitted kitchen two bedrooms and shower room. The house located in this popular cul de sac, close to local amenities. In our opinion this beautiful property would ideally suit the first-time buyer/investor. Energy Rating C. Council Tax Band B.

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

