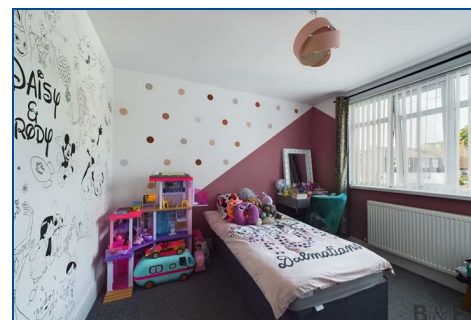
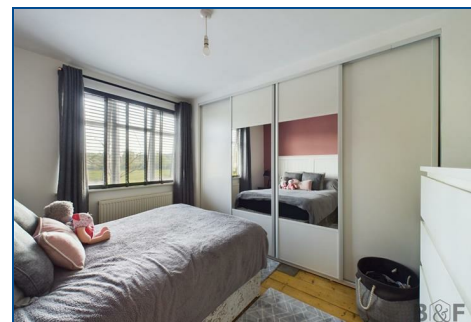
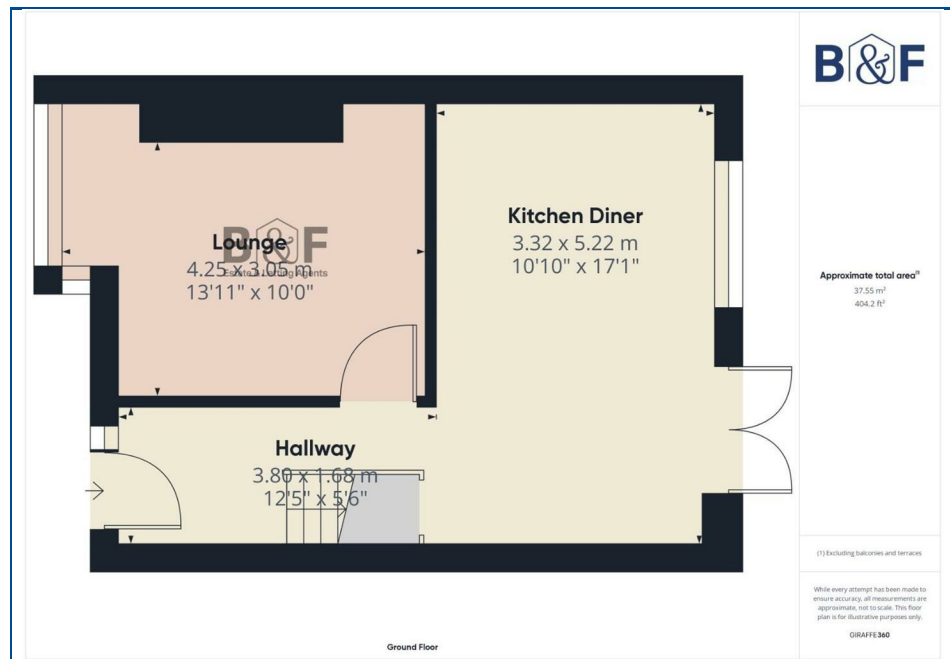


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Three Bedrooms
- Possible Garage Space
- Good Order Throughout
- Gas Ch & D/g
- Overlooking Field
- Ample Parking
- Renovated in Recent Years
- South Facing Garden
- Popular Road
- Near School

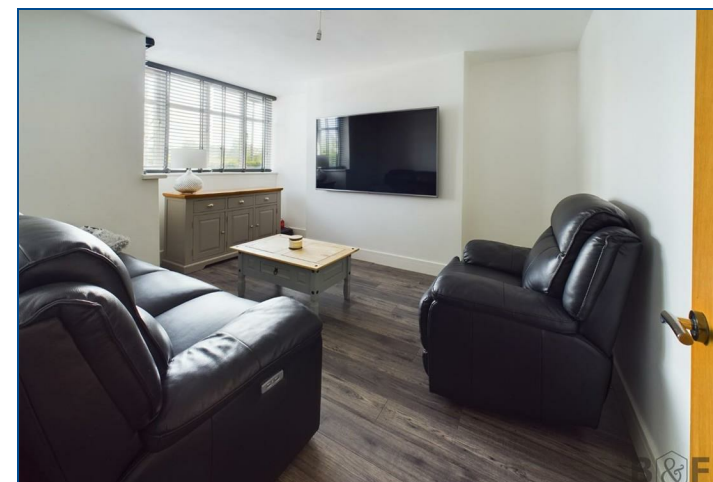
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU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



**53 Tenniscourt Road, Kingswood, Bristol, BS15 4LB**  
**£325,000**



Hallway

Lounge 13'11" x 10'0"

Kitchen/Diner 17'1" x 10'10"

Landing

Bedroom One 11'10" x 8'7"

Bedroom Two 10'10" x 10'8"

Bedroom Three 7'10" x 6'7"

Bathroom 6'2" x 5'11"

Outside

Off-Street Parking to the Front

South Facing Enclosed Garden

Rear Off Street Parking

Possible Garage Space

Offered with no onward, this fine three bedroom mid-terrace house with off street parking to the front and back of the property and fully enclosed South West facing garden. The property was updated in recent years and is good order throughout, boasting uPVC double glazing, gas central heating, fitted kitchen with appliances, and modern bathroom facilities. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. Situated on this popular road overlooking playing fields and only a stones throw from Kings Oak School. Kingswood shopping centre is close by and the ring road and Longwell Green retail park is a short commute away. Energy Rating D. Council Tax Band B.

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

