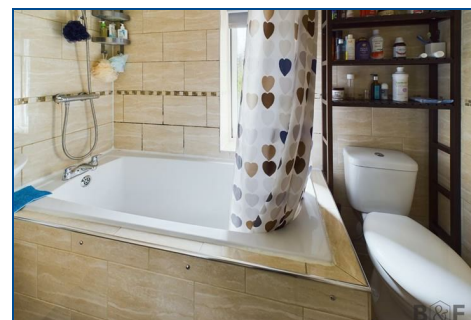
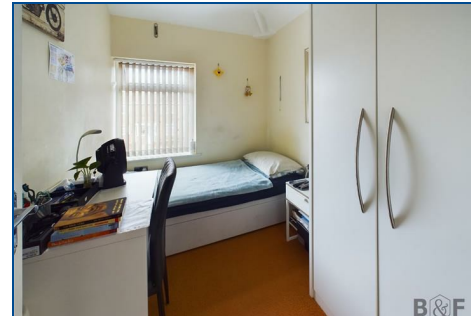


Brunt & Fussell

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



- Three Bedrooms
- D/g & Gas Ch
- Off-Street Parking
- Popular Location

- Good Order
- Enclosed Garden
- Two Bathrooms
- Refurbished in 2016

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 89 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 71 | |
| EU Directive 2002/91/EC | |

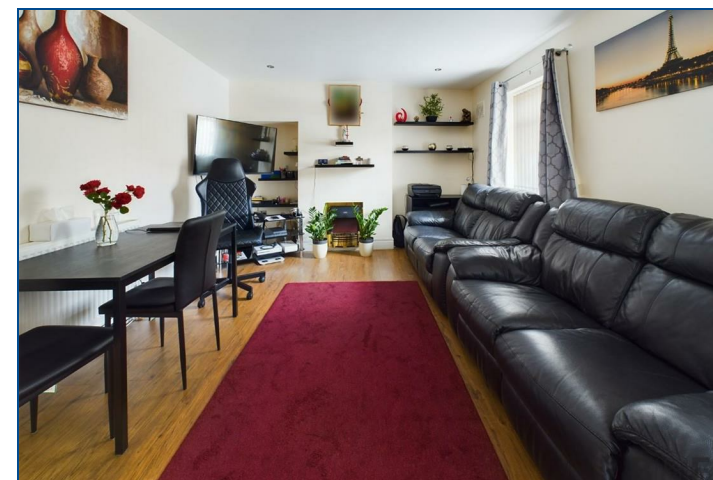
England & Wales

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.



48 Sherwood Road, Kingswood, Bristol, BS15 1EA
£315,000



Entrance Vestibule 3'7 x 4'3

Hallway 8'6 x 2'8

Living Room 11'11 x 14'8

Kitchen 7'5 x 12'5

Shower Room 3'10 x 6'3

Landing 6'4 x 3'7

Bedroom One 11'11 x 9'11

Bedroom Two 7'6 x 10'5

Bedroom Three 8'7 x 6'10

Bathroom 4' x 8'1

Outside

Front Garden laid To Parking

Fully Enclosed Rear Garden

A fine three bedroom mid-terrace house with fully enclosed rear garden, and off-street parking. The property was refurbished in 2016 and comprises entrance vestibule, hallway, lounge/diner, kitchen, shower room on the ground floor with three bedrooms and bathroom on the first floor. The house benefits from fitted wardrobes in every bedroom, uPVC double glazing and gas central heating. Situated in this convenient location offering good access to the Bristol City Center and local amenities. This fully modernised home is sure to appeal to the first-time buyer/investor. Council Tax B. Energy Rating C.

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

