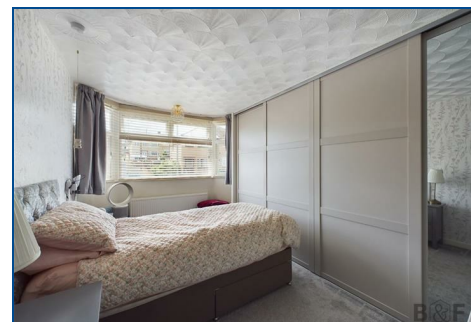
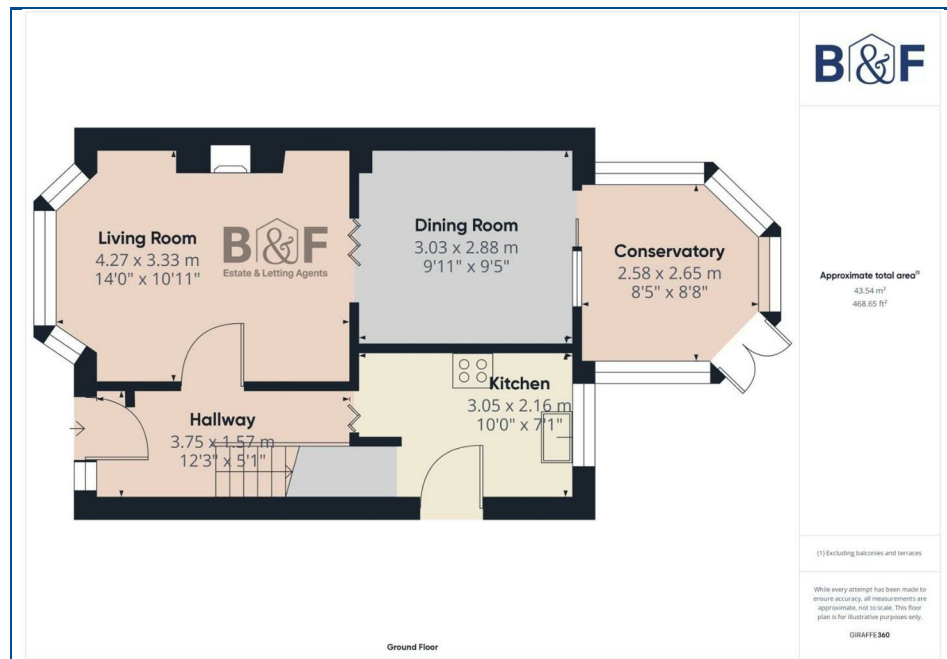


Brunt & Fussell

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
- Modern Fitted Kitchen
- Ample Parking
- Popular Road

- Good Order
- Conservatory
- Updated Shower Room
- Enclosed Garden
- Close To Amenities

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	80
57	
EU Directive 2002/91/EC	
England & Wales	

MONEY LAUNDERING REGULATIONS 2003

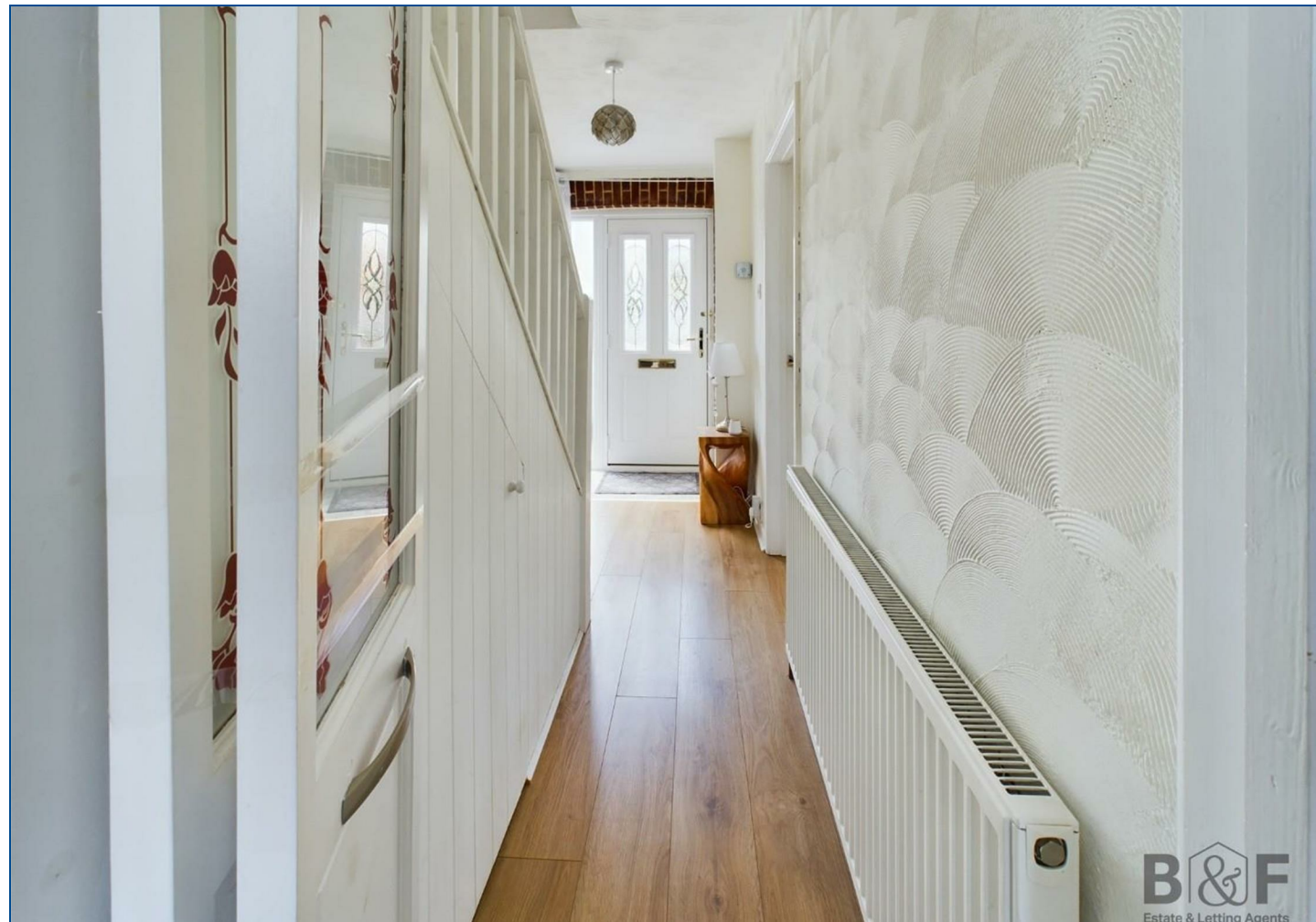
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



10 Crispin Way, Kingswood, Bristol, BS15 4SL
£345,000



Hallway 2'3 x 5'1
Living Room 14' x 10'11
Dining Room 9'11 x 9'5
Conservatory 8'5 x 8'8
Kitchen 10' x 7'1
Landing 8' x 7'
Bedroom One 14'1 x 7'7
Bedroom Two 10' x 9'6
Bedroom Three 8'1 x 6'6
Bathroom 5'6 x 7'
Outside
Front Garden Laid to Block Paving
Rear Garden

A fine three-bedroom semi-detached house with enclosed landscaped garden, block paving drive, offering ample off-street parking. The property comprises hallway, lounge/dining room with fitted bi fold doors, conservatory with insulated tiled roof, which is a sun trap in the morning but cool in the afternoon, kitchen with wine fridge, landing with newly fitted loft hatch and ladder, three bedrooms (fitted wardrobes to two bedrooms) and bathroom. The property is in good order throughout and benefits from gas central heating and double glazing. The kitchen and shower room have been updated in recent years. Situated on this popular road close local amenities, cycle track and good access to the motorway network. Energy Rating D. Council Tax C.

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

