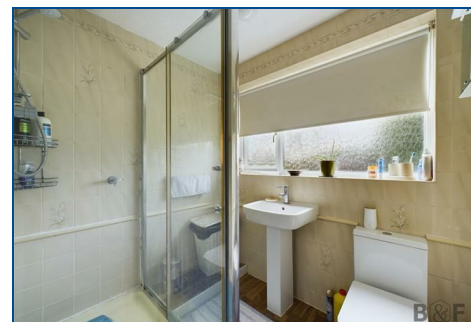
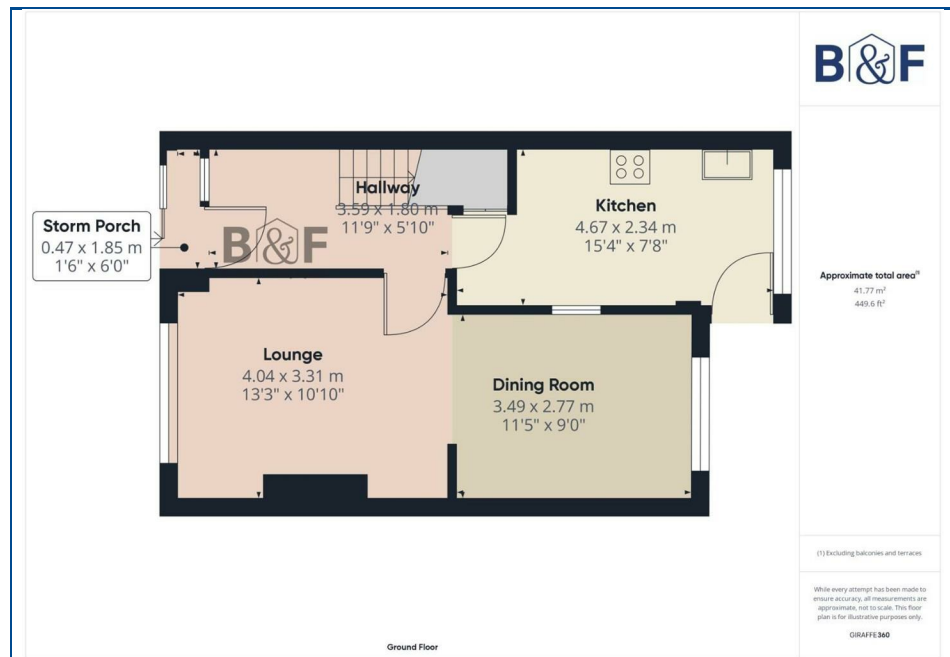


# Brunt & Fussell

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



- Three Bedrooms
- Popular Road
- Carport
- Close To St Stephens School
- No Chain
- D/g & Gas Ch
- Lovely Garden
- Owned By Family Since New

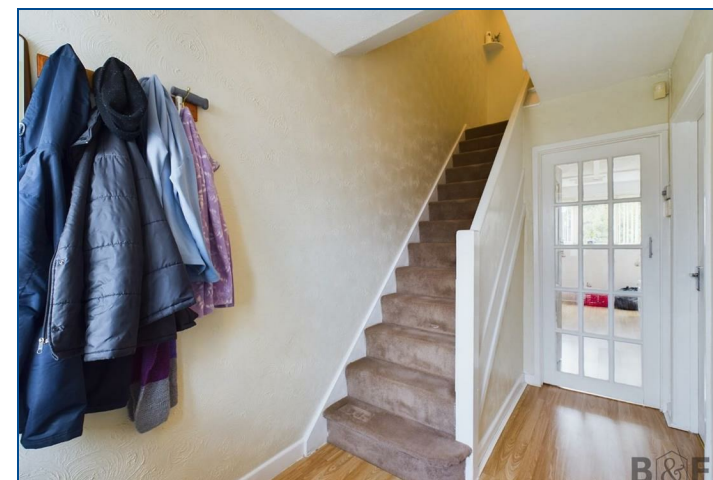
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	83
EU Directive 2002/91/EC			

#### 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.



**34 Lansdown Road, Kingswood, Bristol, BS15 1XB**  
**£339,950**





- Storm Porch 1'6 x 6'
- Hallway 11'9 x 5'10
- Lounge 13'3 x 10'10
- Dining Room 11'5 x 9'
- Kitchen 15'4 x 7'8
- Landing 9'8 x 6'11
- Bedroom One 13'2 x 8'1
- Bedroom Two 11'4 x 9'10
- Bedroom Three 9'1 x 6'11
- Bathroom 5'8 x 7'1
- Outside
- Large Car Port
- Gardens to Front and Rear

Offered with vacant possession. This fine 1963 built three bedroom end of terrace house with lovely fully enclosed and large carport. The property has been owned by family since new and has been well maintained and cared for. The accommodation briefly comprises storm porch, hallway, lounge, dining room, kitchen, three generous bedrooms and family bathroom. The property is situated on this popular road, only a two minute walk from St Stephens Infants and Junior School. There is a short commute to the ring Road. Page Park and the amenities of Staple Hill and Kingswood are not far away. In our opinion this property would ideally suit first-time-buyers or the growing the family.  
Energy Rating C. Council Tax C.

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

