

- No Onward Chain
- Conservatory
- uPVC Double Glazing
- Lovely Shower Room
- Popular Road
- Good Order Throughout
- Gas Central Heating
- Fitted Kitchen
- Garage
- Must Be Viewed

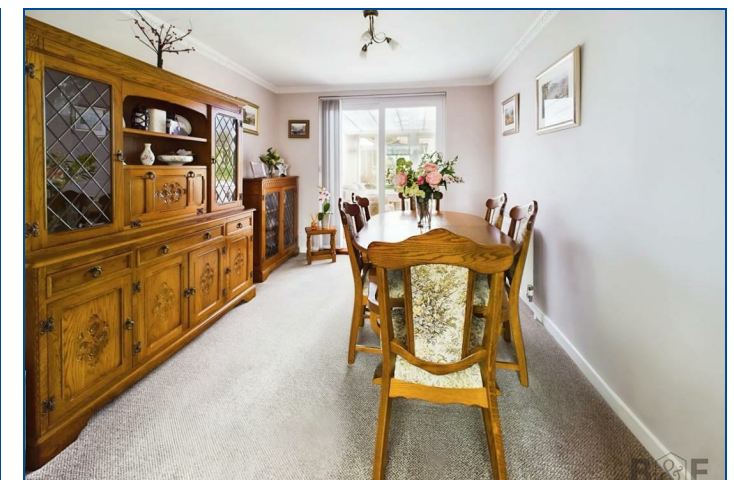
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
EU Directive 2002/91/EC	

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.



37 The Ride, Kingswood, Bristol, BS15 4SZ
£350,000



- Storm Porch 1' x 6'
- Hallway 10' x 6'
- Living Room 13' x 11'6"
- Dining Room 11' x 9'10"
- Conservatory 8' x 15'1"
- Kitchen 11' x 7'6"
- Landing 10' x 7'8"
- Bedroom One 14' x 8'8"
- Bedroom Two 11' x 8'2"
- Bedroom Three 8 x 7'6"
- Shower Room 6' x 7'8"
- Outside
- Gardens to Front and Rear
- Garage

Offered with no onward chain, is this splendid three-bedroom semi-detached house with conservatory, enclosed garden and garage. The property is in super order throughout and has been much improved in recent years, boasting uPVC double glazing, gas central heating, fitted kitchen with appliances and shower room. The accommodation comprises storm porch, hallway, lounge, dining room, conservatory, fitted kitchen on the ground floor with three generous bedrooms (master with range of fitted wardrobes) and shower room on the first floor. The house is situated on this popular road, close to local amenities and schools with a short commute to the ring road. Early viewing Recommended. Energy Rating D. Council Tax D.

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

