

- Three Bedrooms
- Large Mature Garden
- uPVC Double Glazed
- Ample Parking
- Close To Amenities
- Extended
- Gas Central Heating
- Popular Road
- Family Home
- Good Access To Ring Road

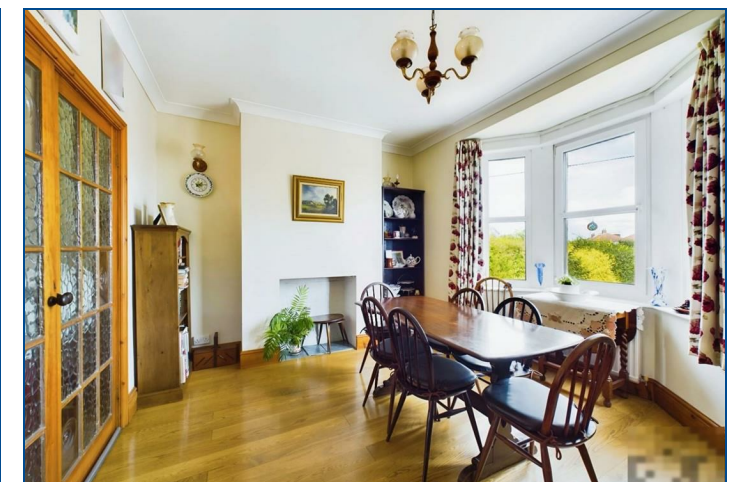
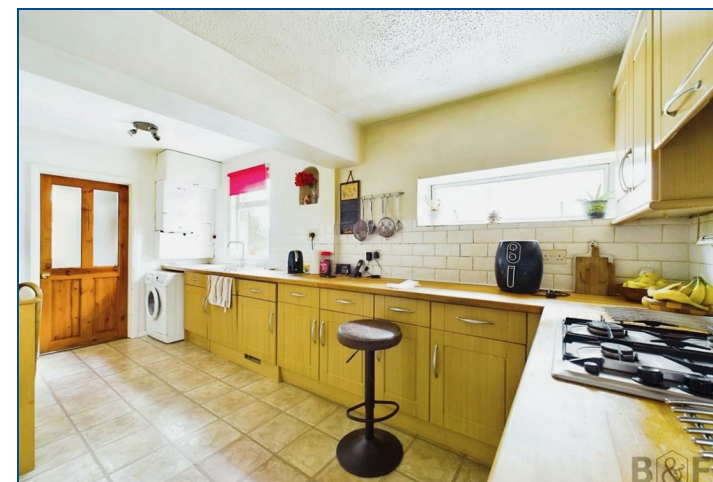
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



**47 Chiphouse Road, Kingswood, Bristol, BS15 4TX**  
**£385,000**





- Hallway 13' x 6'
- Dining Room 10' x 13'
- Living Room 12' x 11'10"
- Sitting Room 9' x 8'2"
- Kitchen 10'0" x 7'0"
- Kitchen 7'0" x 10'6"
- Rear Lobby 3'0" x 4'8"
- Cloakroom 3'0" x 5'4"
- Landing 9'0" x 7'0"
- Bedroom One 12' x 12'
- Bedroom Two 10'0" x 12'1"
- Bedroom Three 7' x 7'
- Bathroom 6'x 7"
- Outside

A fine extended traditionally built, older style three bedroom semi-detached house with splendid large mature garden and ample off-street parking. The property has been well maintained and benefits from gas central heating, double glazing and fitted kitchen with integrated appliances. The accommodation comprises; hallway, lounge, sitting room, dining room, fitted kitchen, rear lobby, cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. There is a lovely garden, which is sure to be a gardeners paradise. The house is situated on this popular road, close to local shops, schools, and with good access to the ring road and motorway network. In our opinion this property is ideally suited to the growing family. Energy Rating C. Council Tax Band C.

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

