



- Detached Bungalow
- En Suite
- South East Facing Garden
- Idea For Growing Family
- Double Tandem Carport
- Three Double Bedrooms
- Scope To Extend
- Good Order
- Garage with Electric Door
- Double Glazed & Gas Ch

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	64	78
	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.



**195 Kingsway, St. George, Bristol, BS5 8PQ**  
**£490,000**



- Storm Porch
- Hallway
- Bedroom One
- En-suite
- Bedroom Two
- Bedroom Three
- Lounge
- Kitchen Dining Room
- Family Bathroom/Wet Room
- Enclosed Gardens
- Ample Off-Street Parking
- Garage
- Double Tandem Carport

**OFFERED WITH VACANT POSSESSION.**

We are thrilled to be able for sale this deceptively spacious and extremely versatile detached bungalow with large South East facing garden, ample off-street parking, garage with electric door, and tandem double carport. The property is in good decorative order and has been well maintained. Other benefits include double glazing, gas central heating. Modern fitted kitchen and family bathroom.

The accommodation comprises storm porch, spacious hallway, lounge, large kitchen dining room, family bathroom/wet room, three double bedrooms (master with en-suite).

The bungalow lends itself for further development/ extensions. The loft space would easily accommodate further bedrooms and bathroom. (subject to the various planning permissions and building regulations). Situated on this sought after road with good access to the ring Road Bristol and City Centres, There plenty of amenities close by and bus routes.

In our opinion this property is sure to be of interest to the growing family. Early viewing recommended.

Energy Rating D. Council Tax E.

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

