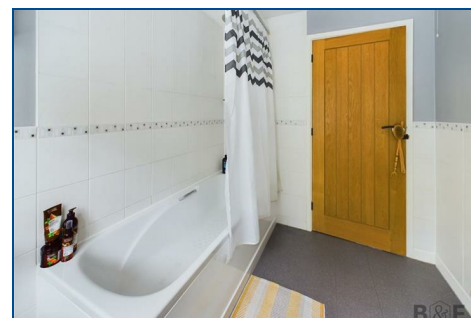
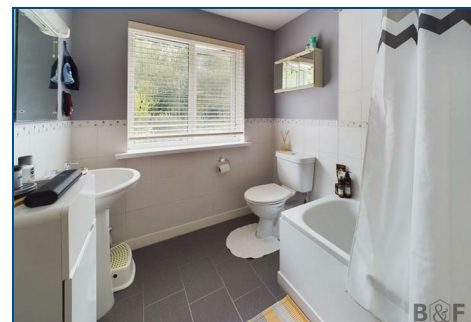
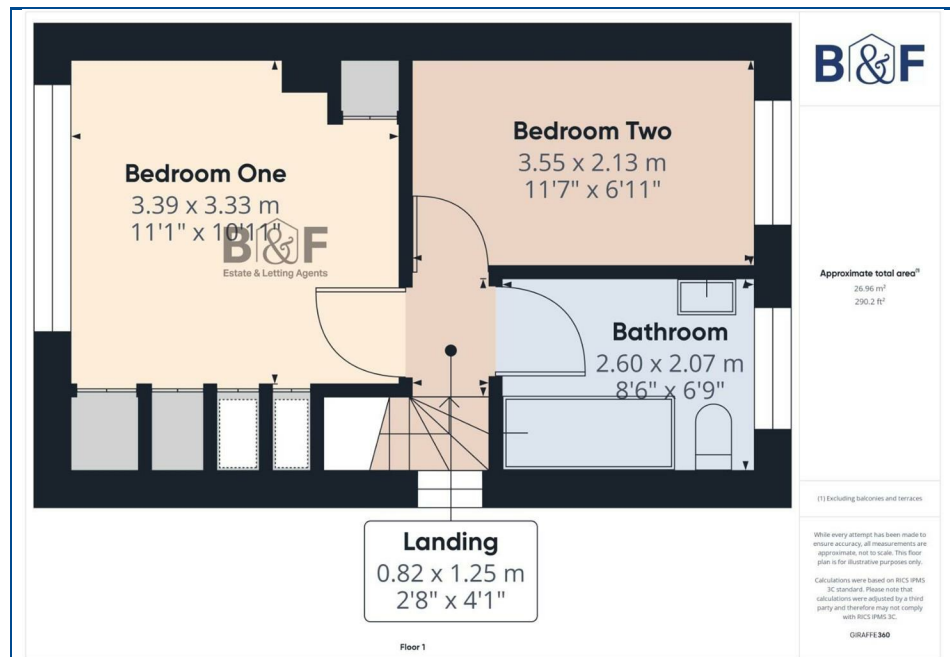
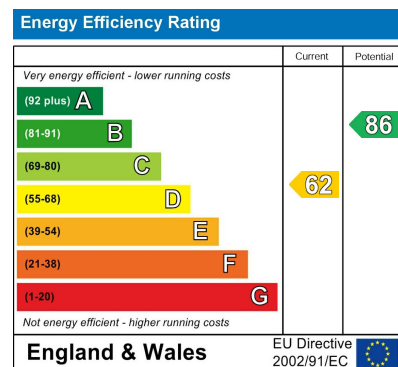


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Super Two Bedroom Semi
- Excellent Decorative Order
- Extended Kitchen
- Double Glazing
- Gas Central Heating
- Modern Bathroom
- Log Burner
- Fitted Wardrobes to Bedroom One
- Lovely Garden
- Detached Garage



**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 Fairlyn Drive, Kingswood, Bristol, BS15 4PU**  
**Offers Over £285,000**



Entrance Vestibule

Lounge

Dining Room

Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Small Wall Front Garden

Drive Leading To Detached Garage

Fully Enclosed Rear Garden

We are thrilled to be able to offer for sale this splendid extended two bedroom semi-detached house, with generous mature garden and garage.

The property is in very good order throughout and benefits from oak internal doors throughout, gas central heating, wood burner, uPVC double glazing, fitted kitchen and modern bathroom.

The accommodation comprises entrance vestibule, lounge, dining room, kitchen, two bedrooms, (master with fitted wardrobes) and bathroom.

Situated on this popular road within walking distance to local schools, Rodway Common and local shops. The ring road is a short commute away.

In our opinion this property is sure to be of interest to the first-time-buyer, someone wishing to downsize or an investor.

Early Viewing Highly Recommended.

Energy Rating D. Council Tax Band B.

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

