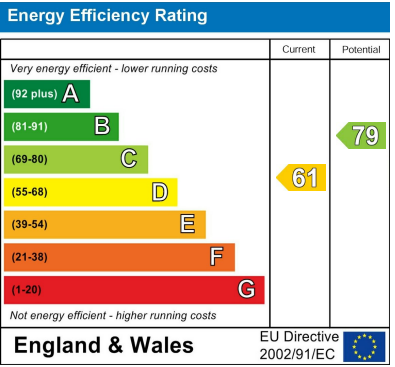


- Splendid Condition
- Oak Floors and Doors
- Double Glazing
- Fitted Kitchen
- Recently Fitted Shower Room
- Vastly Improved Bungalow
- Conservatory
- Eco Fan
- Wood Burner
- Ample Parking



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.

# Brunt & Fussell

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



21 Mount Gardens, Hanham, Bristol, BS15 8NY  
£380,000





- Storm Porch
- Hallway
- Sitting Room
- Kitchen
- Dining Room/Conservatory
- Bedroom One
- Bedroom Two
- Shower Room
- Outside
- Ample Off-Street Parking
- Enclosed Garden

We are delighted to offer for sale this stunning two bedroom bungalow with conservatory, enclosed garden and ample off street parking.

The property has been vastly improved in recent years to include new roof, replacement boiler, eco fan, uPVC double glazing, and shower room.

Other benefits include fitted kitchen, oak doors and floors, wood burning stove, which opens into both the kitchen and lounge.

This bungalow is in outstanding condition throughout, and is situated in this popular cul-de-sac, which is close to local amenities of both Kingswood and Hanham. The ring road and Gallagher shopping centre is only a short commute away.

We fully recommend an early viewing to appreciate the quality of this property.

Energy Rating D. Council Tax C.

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

