



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



54 Spring Hill, Kingswood, Bristol, BS15 1XT
£350,000



Hallway 15'1" x 6'0"

Lounge 13'9" x 12'2"

Kitchen/Dining Room 12'0" x 18'6"

Lobby

Cloakroom 2'3" x 4'10"

Landing 9'6" x 3'7"

Bedroom One 14'2" x 11'3"

Bedroom Two 11'11" x 11'1"

Bedroom Three 9'1" x 7'1"

Bathroom 5'6" x 7'2"

Outside

Enclosed Gardens to Front and Rear

Detached Garage

Off Street Parking

It is our pleasure to offer for sale with no onward chain, this fine three bedroom mid-terrace home with enclosed rear gardens, garage and off-street parking. The property has recently been updated and benefits from beautifully fitted kitchen/dining room, modern bathroom suite, double glazing and gas central heating. The house is very good decorative order throughout and briefly comprises hallway, lounge, fitted kitchen/dining room, lobby and cloakroom on the ground floor with three bedrooms and bathroom to the first floor. Situated on this popular road close to local shops, schools and bus routes and the Bristol to Bath cycle path. The ring road is a short commute away. We fully recommend an early internal inspection. Energy Rating D. Council Tax C.

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

