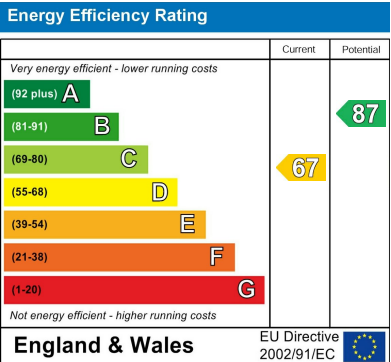


- Extended Dining Room
- Double Glazing
- Very Good Decorative order
- Popular Cul-de-Sac
- Garage
- Fitted Kitchen
- Gas Central Heating
- Two Double Bedrooms
- Close To Amenties
- Off-Street Parking



MONEY LAUNDERING REGULATIONS 2003

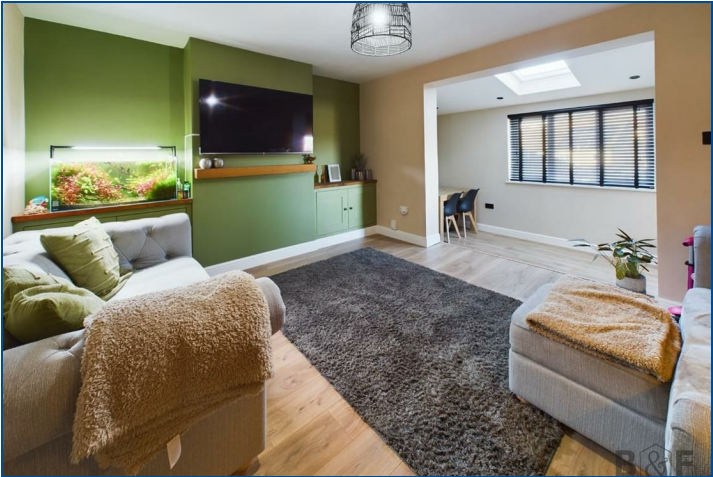
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



10 The Orchards, Kingswood, Bristol, BS15 9UF
£295,000



- Hallway 11'10 x 5'8
- Kitchen 11'9 x 9
- Living Room 11'10 x 15'2
- Dining Room 6'3 x 15
- Landing 8'11 x 3'1
- Bedroom One 12'1 x 14'9
- Bedroom Two 11'10 x 9
- Bathroom 5'8 x 5'8
- Outside
- Enclosed Patio Front Garden
- Off Street Parking
- Side Garden
- Enclosed Rear Garden
- Garage

Offered with no onward chain, is this fine extended two bedroom end of terrace home with enclosed gardens, garage and off-street parking. The property as been vastly improved in recent years to include dining room extension replastered, and new fitted kitchen. Other benefits include gas central heating and uPVC double glazing. The accommodation comprises hallway, fitted kitchen, living room, dining room, two double bedrooms and bathroom. The house is situated in cul-de-sac in this quiet backwater, yet still close to local amenities, bus routes, schools. The house has good access to the The Gallagher retail park in Longwell Green and the ring road and motorway network. Energy Rating D. Council Tax Band B.

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

