# **Brunt & Fussell**



# 94a Forest Road, Kingswood, Bristol, BS15 8EH

## £195,000

\*\* GARDEN, DRIVEWAY, NO FEES \*\* This ground floor flat is offered for sale with no onward chain and is ready for occupancy. In brief the accommodation comprises own entrance, hallway, two bedrooms, lounge diner, kitchen and bathroom. The property is double glazed and gas centrally heated and rarely boasts large driveway and ample low maintenance private garden to the rear. The property has been redecorated and the external rendering has been overhauled. Viewing recommended. Energy Rating C, Council Tax Band A.

- Ground Floor Flat
- Own Entrance
- Hallway
- Two Bedrooms
- Lounge Diner
- Kitchen
- Bathroom
- D/Glazing & GCH
- Driveway
- Private Garden

#### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



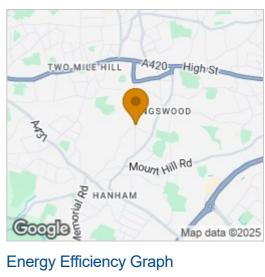




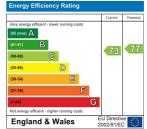


#### Floor Plan Area Map





### **Energy Efficiency Graph**











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.