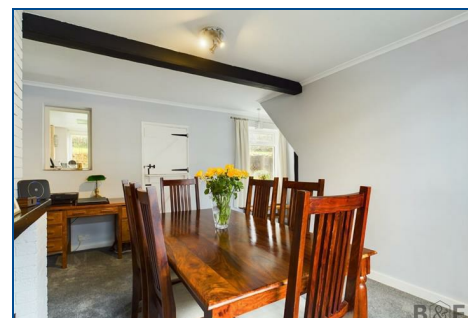
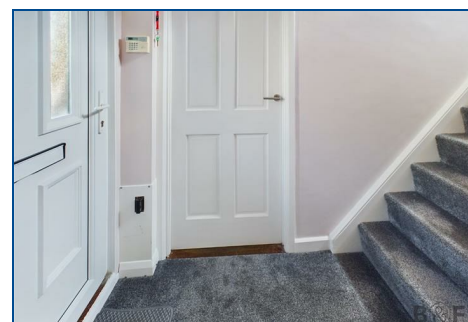
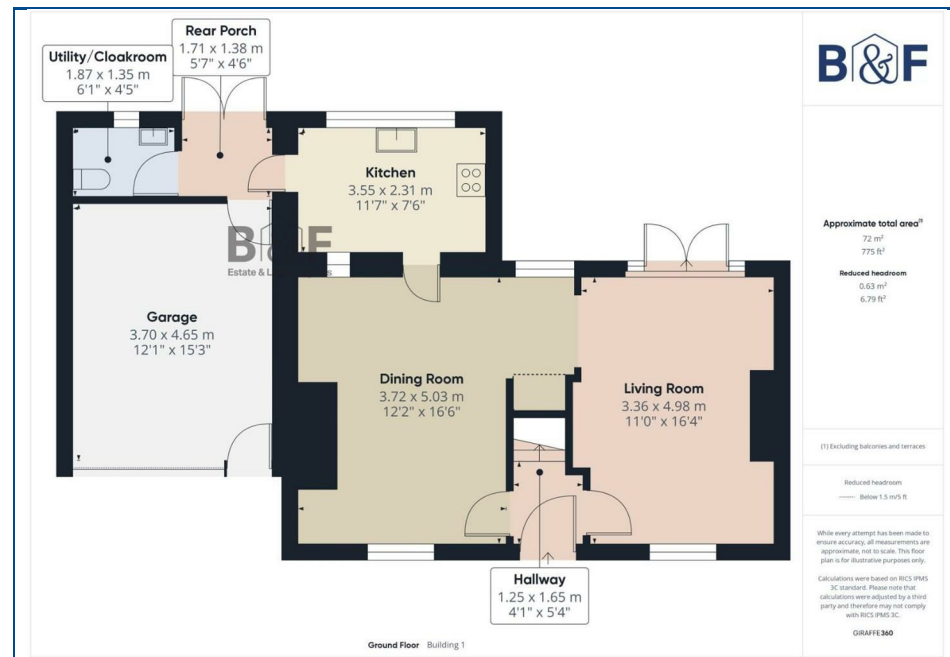
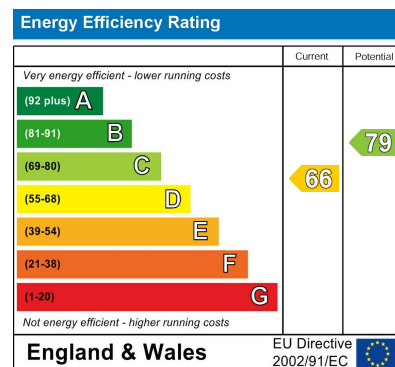


# Brunt & Fussell

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



- Four Double Bedrooms
- Kitchen
- Fitted Wardrobes in All Bedrooms
- Gas Central Heating
- Potential Workshop/Home Office
- Two Reception rooms
- Utility/Cloakroom
- Double Glazing
- Large Integral Garage
- Very Good Order Throughout



## 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.



**31 Clare Road, Kingswood, Bristol, BS15 1PL**  
**Offers In Excess Of £400,000**





- Hallway
- Living Room
- Dining Room
- Kitchen
- Rear Porch
- Utility/Cloakroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room
- Outside
- Off-Street Parking
- Large Integral Garage
- Generous Enclosed Garden

NO ONWARD CHAIN. A splendid four-bedroom, extended semi-detached house with fabulous mature garden, off street parking and large integral garage. This fine property is extremely versatile and offers deceptively spacious living accommodation. The garage could easily be converted into further accommodation if required. The accommodation comprises hallway, living room, dining room, kitchen, rear porch, utility room/cloakroom, spacious landing, four double bedrooms (all with fitted wardrobes) and shower room (formerly bathroom) Outside there is a lovely enclosed mature East facing garden with potential workshop/Home office. Other benefits include uPVC double glazing and gas central heating. The property is situated on this popular road close to local shops, doctor surgery, bus routes, schools and ring road. In our opinion this property is sure to be of interest to the growing family. Viewing fully recommended. Energy Rating TBC. Council Tax Band C.

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

