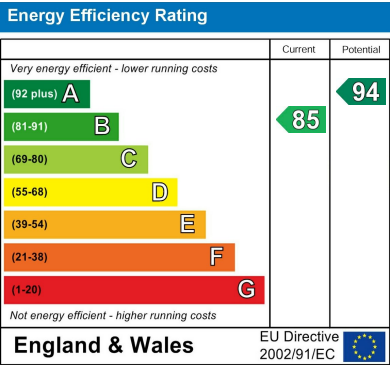


- Popular Location
- Three Bedrooms
- Ample Kitchen
- Separate W/c
- Mature Garden
- Extended Home
- Two Receptions
- Wood Burner
- Double Garage to Rear
- D/G & GCH



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



34 Southfield Avenue, Kingswood, Bristol, BS15 4BJ
Offers Over £340,000



Porch 1'8 x 8'1
Hallway 14'9 x 6
Lounge Dining Room 25'2 x 10'9
Kitchen 17'10 x 9'3
Landing 11'9 x 5'10
Bedroom One 11' 4 x 8'5
Bedroom Two 11'4 x 10'5
Bedroom Three 8'1 x 8
Bathroom 5'11 x 9'4
W/C Room 3 x 6'3
Garden
Double Garage 17'10 x 15'5

We are delighted to offer for sale this extended three bedroom home with enclosed garden and double garage. The property is in very good order throughout, boasting lounge dining room with wood burner, extended modern kitchen, three bedrooms, and extended bathroom and w/c. Outside to the rear is an ample sized decked and lawned mature garden, which leads to a double garage to the rear. The property is double glazed and gas centrally heated. The electrical consumer unit has been updated and further benefits include 11 solar panels which gives the property efficient energy bills. Situated in a pleasant road with good access to local amenities, schools and bus routes with a short commute to the ring road and motorway network. This deceptively spacious family home, which offers all of the benefits of modern living. Energy Rating B. Council Tax Band B.

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

