

**20 Pool Road, Kingswood, Bristol, BS15 1XL**

**£399,950**



We are delighted to offer for sale with no onward chain, this deceptively spacious and extremely versatile, three double bedroom semi-detached bungalow with a delightful fully enclosed mature garden and ample off street parking via five bar gate.

This property is sure be of interest to the growing family as well as the retiring couple.

The accommodation comprises entrance vestibule, hallway, lounge, conservatory, kitchen/diner, utility room, three double bedrooms and shower room (former bathroom).

Other benefits include gas central heating and uPVC double glazing.

Situated in this popular and convenient road, close to local shops, bus routes and having good access to the ring road and motorway network.

We fully recommend and early viewing.

Council Tax C. Energy Rating D.

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

Entrance Vestibule 6'2" x 4'0"

Hallway 13'7" x 4'5"

Bedroom One 13'6" x 11'11"

Bedroom Two 8'11" x 11'4"

Bedroom Three 9'9" x 11'5"

Shower Room (Former Bathroom) 6'11" x 7'10"

Living Room 12'6" x 16'9"

Conservatory 11'1" x 8'6"

Kitchen/Diner 10'6" x 11'4"

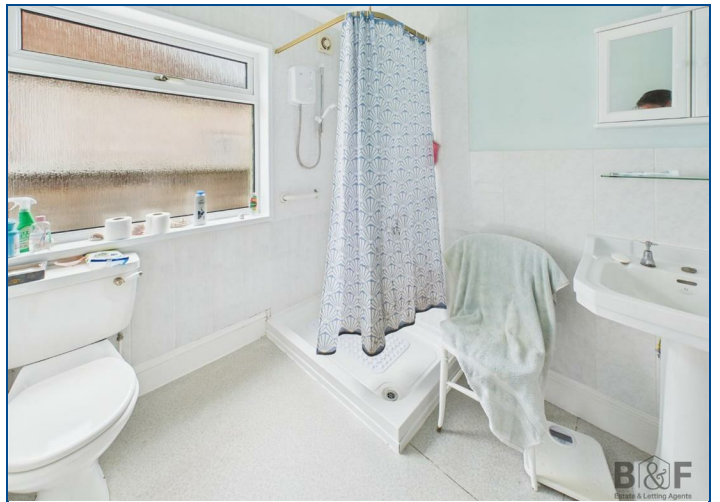
Utility Room 6'7" x 7'8"

Outside

Front Garden Laid to Parking


Mature Enclosed Rear Garden









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.