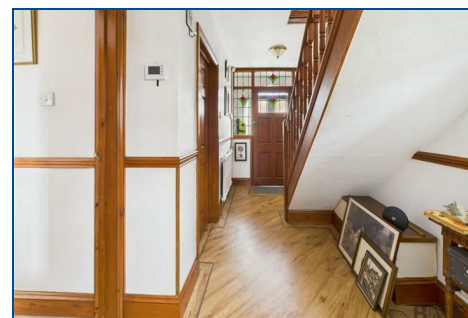
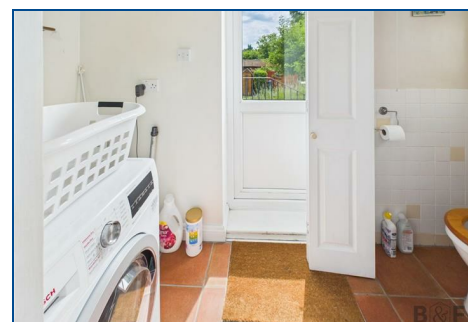
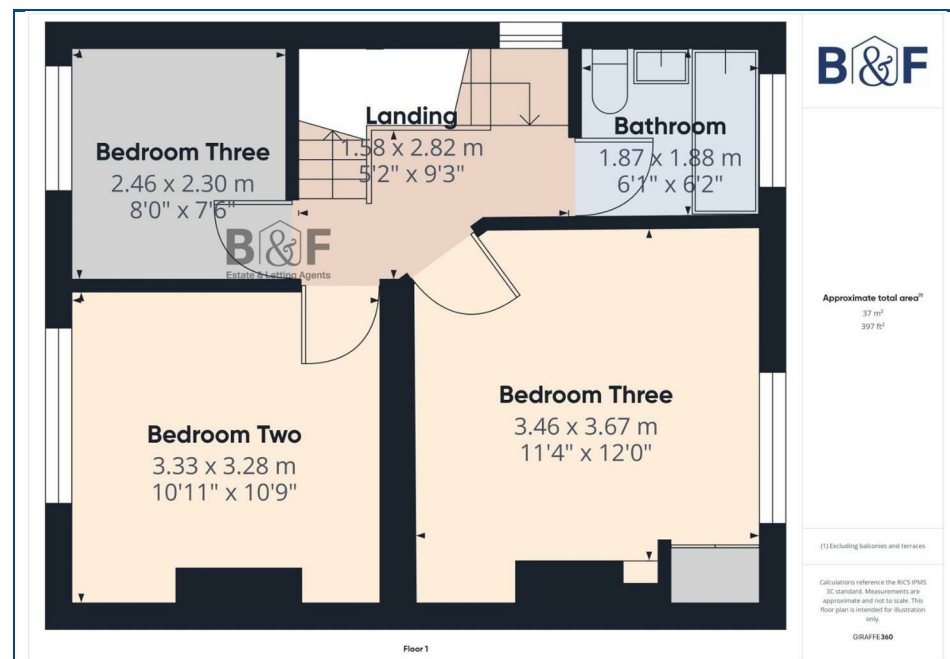
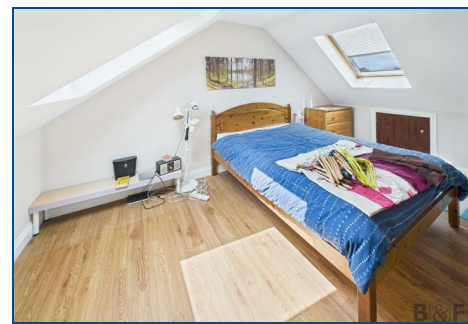
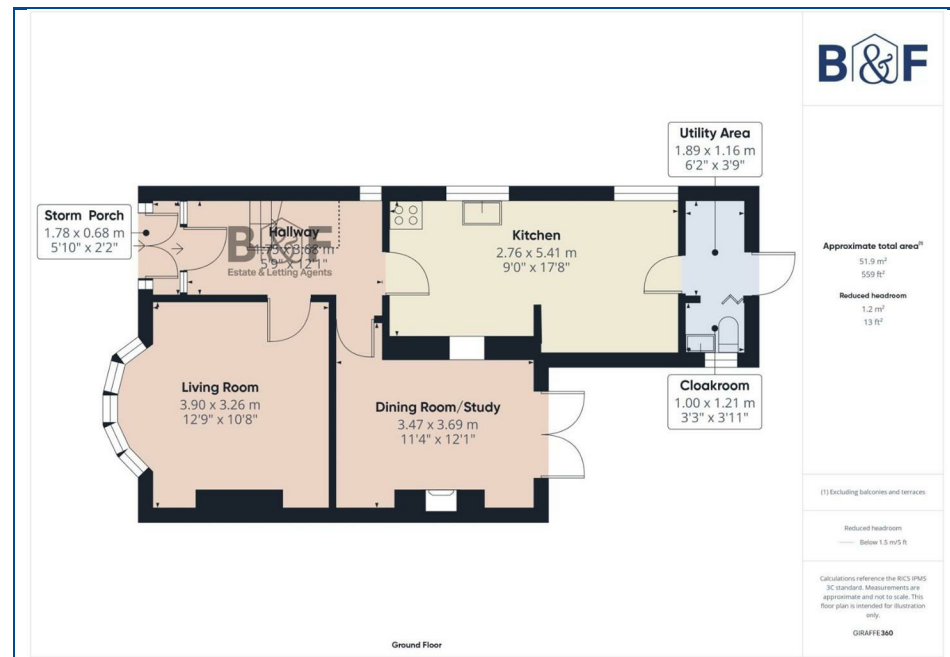


Brunt & Fussell

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



- Four Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Enclosed Garden
- Close to St Stephens School
- Two Bathrooms
- Dining Room/Study
- Cloakroom
- Off Street Parking
- Excellent Family Home

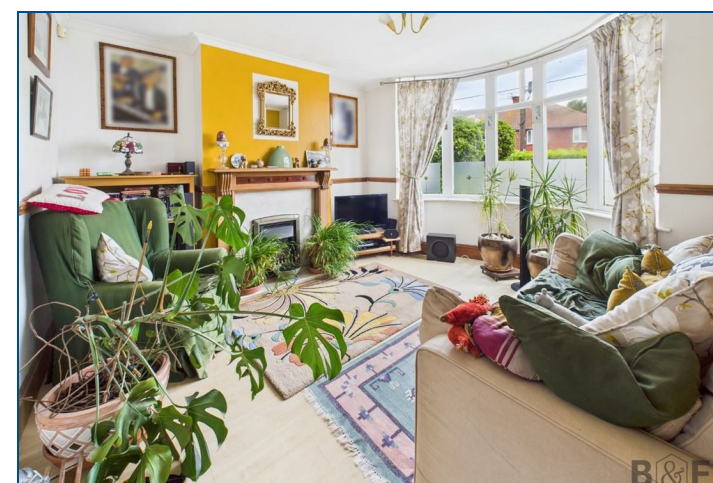
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

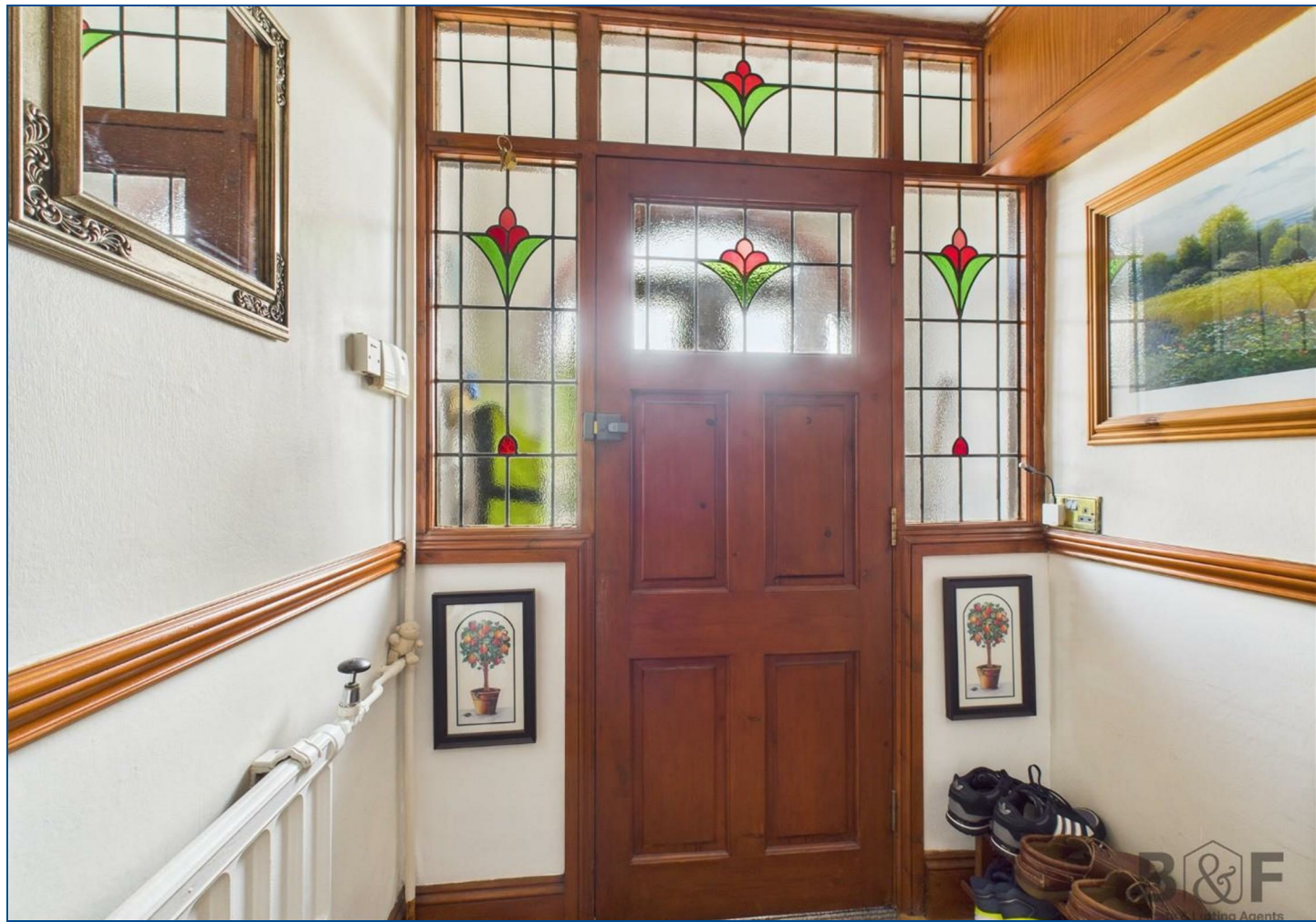
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



42 Lansdown Road, Kingswood, Bristol, BS15 1XB
Asking Price £445,000



Offered with no onward chain, is this fine 1930's built four bedroom semi-detached, extended house with lovely mature southeast facing garden and off-street parking.

The property has been well maintained and cared for by the current owner.

The accommodation comprises storm porch, hallway, living room, dining room/study, kitchen/breakfast room, utility area and cloakroom, on the ground floor, three generous bedrooms and family bathroom on the first floor with master bedroom and ensuite on the second floor.

The property is situated on this popular road, only a two minute walk from St Stephens Infants and Junior School. There is a short commute to the ring Road, with Page Park and the amenities of Staple Hill and Kingswood being not far away.

In our opinion this property would ideally suit the growing family.

Energy Rating TBC. Council Tax Band C.

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

- Storm Porch
- Hallway
- Living Room
- Dining Room/Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Second Floor
- Bedroom One
- Ensuite
- Outside
- Off Street Parking
- Enclosed Garden

