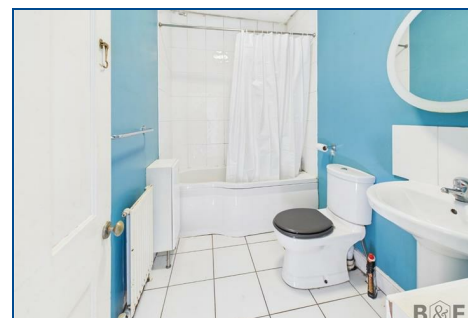
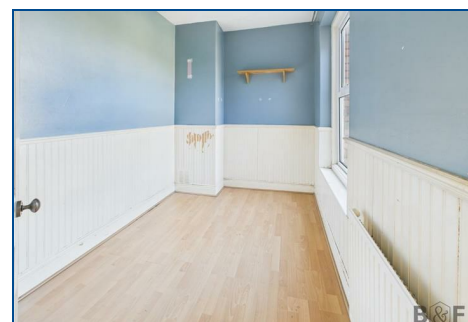


Brunt & Fussell

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



- No Chain
- Double Glazing
- Two Reception Rooms
- Requires Redecorating
- Perfect First-Time Buyer House
- Three Bedrooms
- Gas Central Heating
- Generous Garden
- Close To Amenities
- Short Commute to Ring Road

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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.



294 Soundwell Road, Kingswood, Bristol, BS15 1PE
£280,000



Entrance Vestibule 4'1 x 3'1

Hallway 10'3 x 3'1

Living Room 11'3 x 11'6

Dining Room 13'3 x 12'3

Kitchen 10'9 x 8'1

Cloakroom 2'4 x 4'3

Landing 13'1 x 4'11

Bedroom One 11'5 x 14'11

Bedroom Two 11'7 x 8'2

Bedroom Three 7'3 x 9'8

Bathroom 5'7 x 8'5

Outside

Small Enclosed Front Garden

Rear Garden

Offered for sale with no chain, is this three bedroom period built mid terrace home, with generous enclosed garden with pedestrian access.

The property has been rented for over 10 years and is probably best described as tired, and now requires decorating throughout.

The property is spacious and does benefit from gas central heating, double glazing, modern kitchen and bathroom.

The accommodation comprises entrance vestibule, hallway, living room, dining room, kitchen. cloakroom to the ground floor with three bedrooms and bathroom to the first floor.

Situated in this convenient location close to local shops and bus routes, and within walking distance of Kingswood High Street.

Energy Rating D. Council Band B.

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

