

5 Heather Close, Kingswood, Bristol, BS15 8AP

£345,000



Situated in a cul-de-sac is this delightful well presented family home which is simply ready to move in to. From parking for two cars at the front, storm porch, hallway, lounge diner and modern kitchen on the ground floor. There are three good size bedrooms and stylish shower room. Outside is an ample rear garden with vehicular access, plus with upvc double glazing and gas central heating, viewing is a must! Council Tax Band B, Energy Rating C.

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

Hallway

Lounge Diner 23'9" x 12'2"

Kitchen 14'9" x 6'4"

First Floor Landing

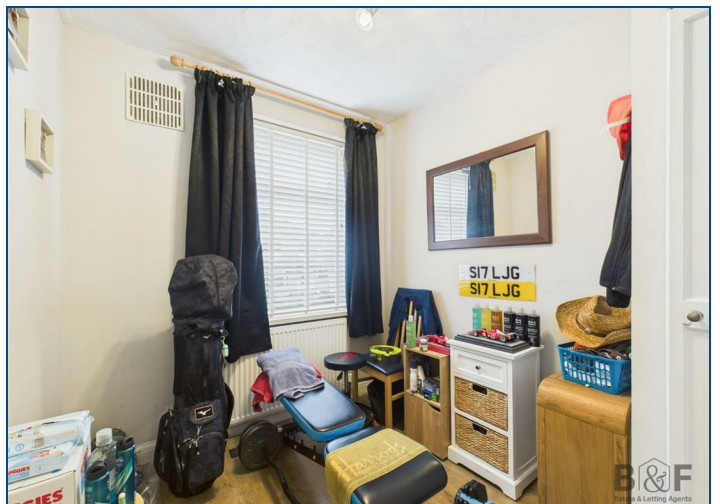
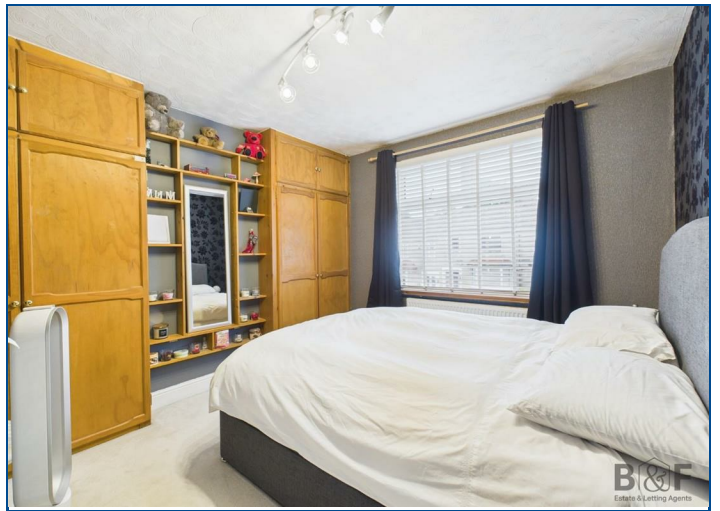
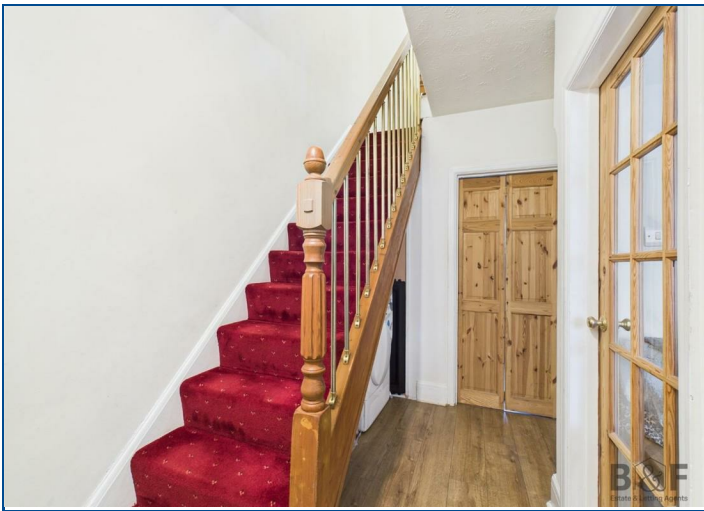
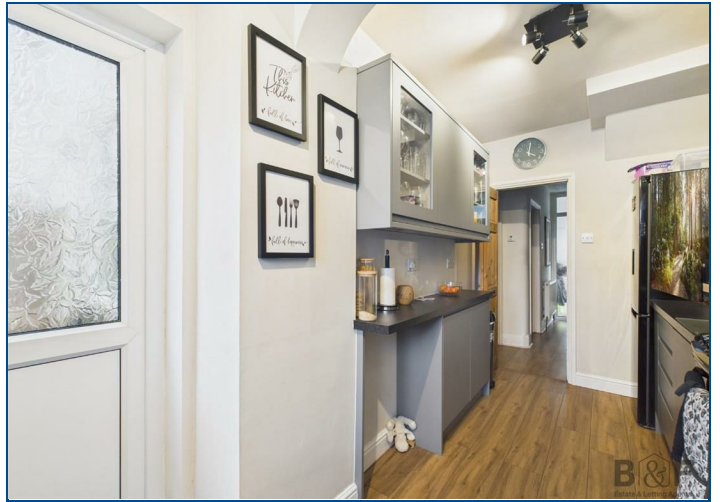
Bedroom One 11'6" x 9'9"

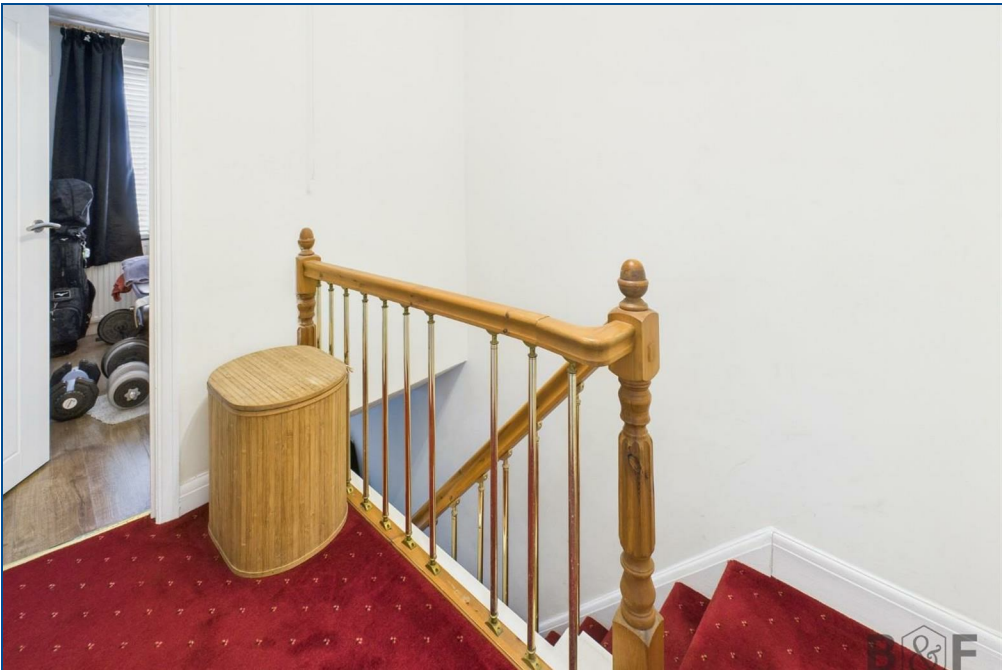
Bedroom Two 12'5" x 10'3"

Bedroom Three 8'10" x 7'3"

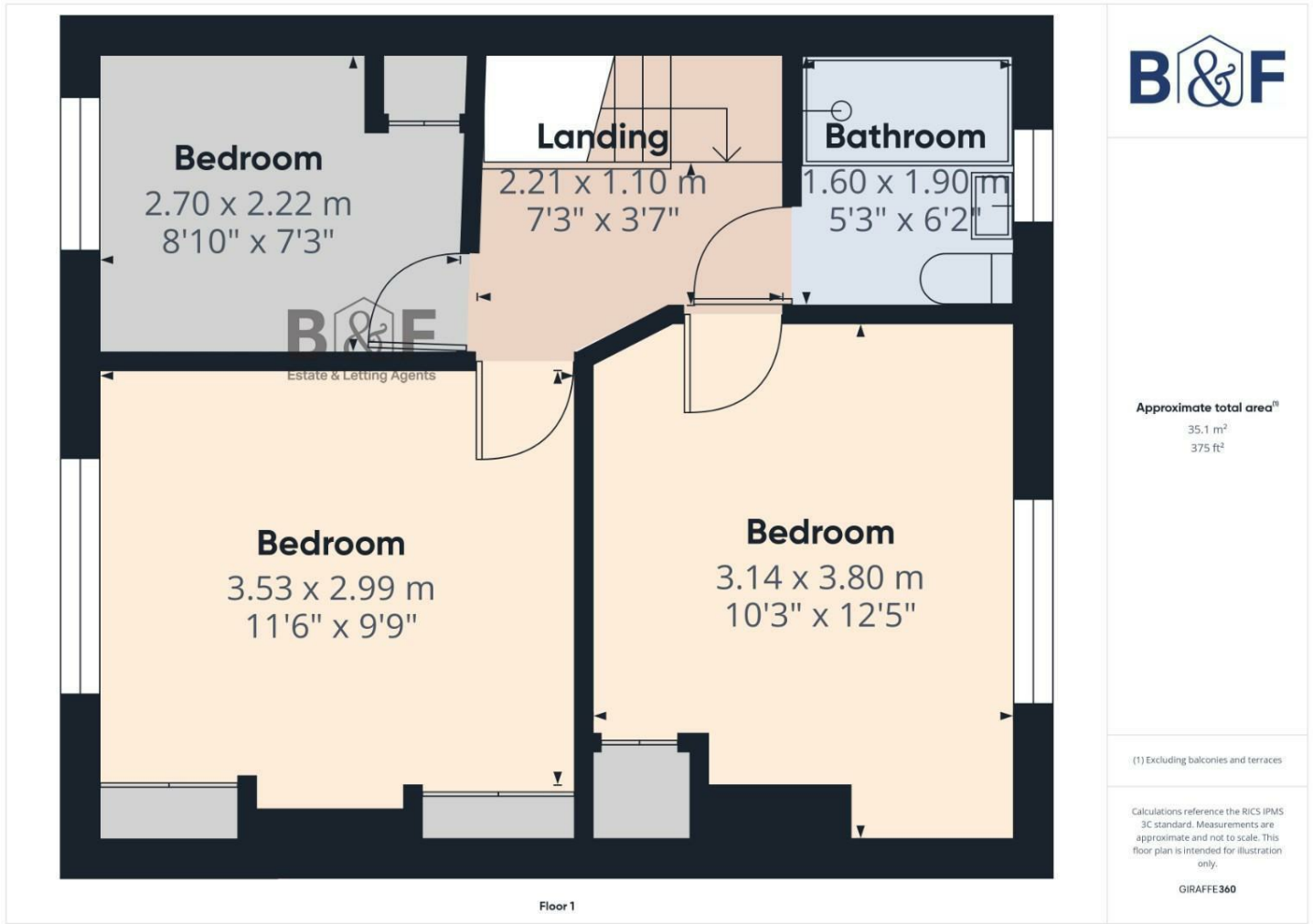
Bathroom 6'2" x 5'2"

Outside





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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.