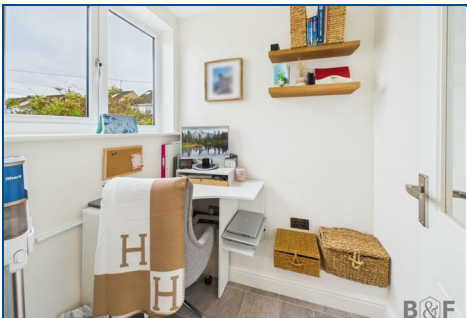
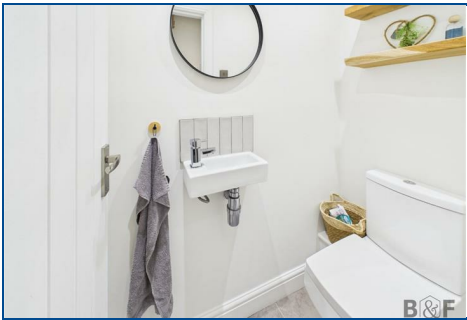
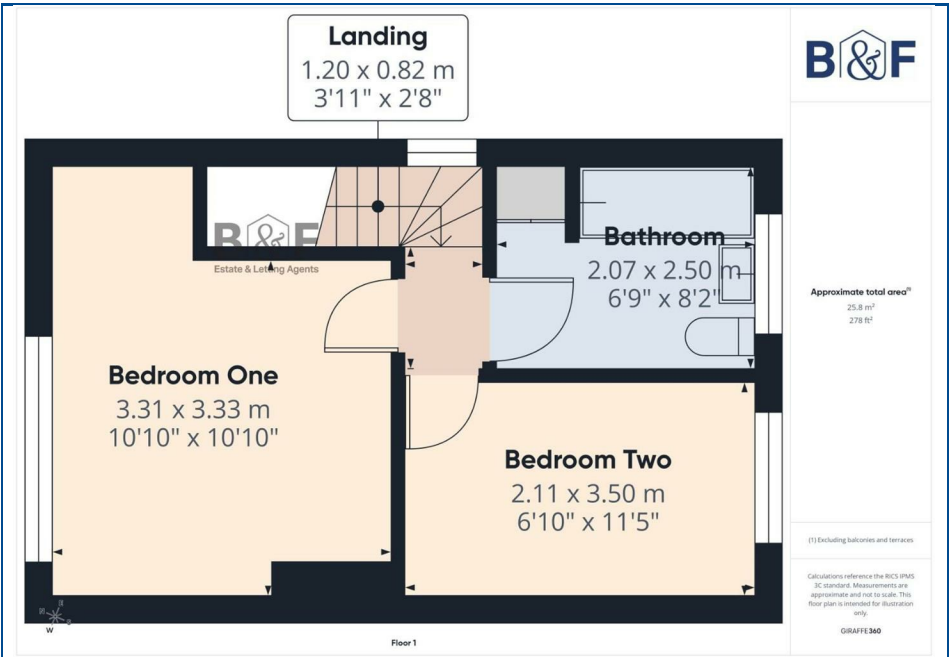
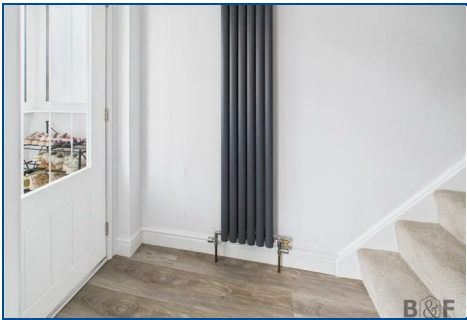
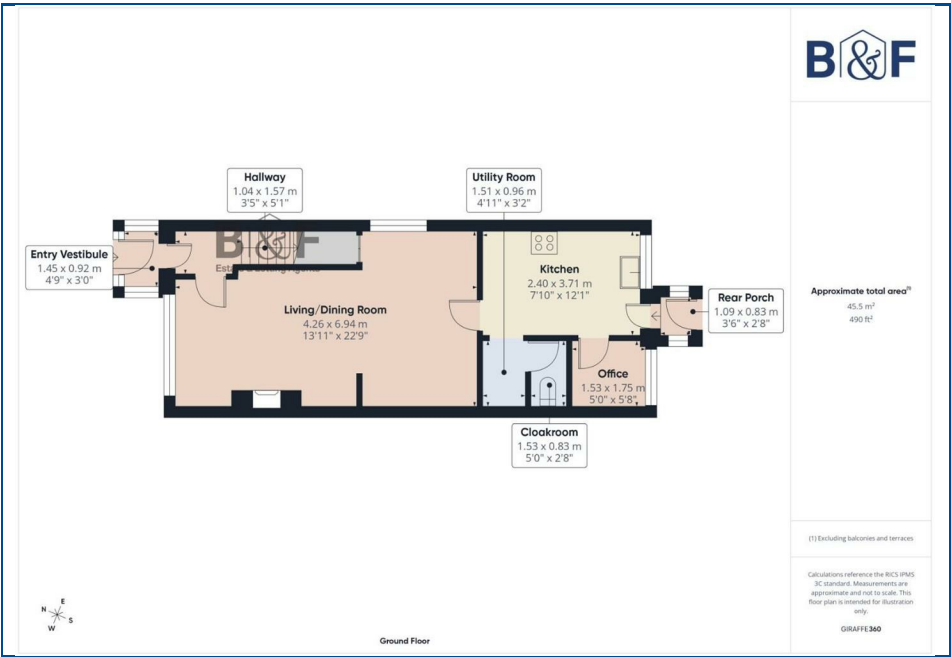


Brunt & Fussell

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



- Two Bedrooms
- Kitchen & Appliances
- Living Room
- Two Double bedrooms
- D/g & Gas Ch
- Garage
- Office and Cloakroom
- Dining Room
- Lovely Bathroom
- Super Order Throughout

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		
	58	79

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.



33 Fairlyn Drive, Kingswood, Bristol, BS15 4PX
£295,000



Brunt & Fussell are delighted to offer for sale this splendid, extended two bedroom semi detached home with fully enclosed landscaped garden and garage. The property has been vastly improved in recent years to include new kitchen and bathroom, replastering, new boiler and much more. Other benefits include gas central heating, uPVC double glazing.

The accommodation comprises entrance vestibule, hallway, lounge/dining room, kitchen, utility area, office, cloakroom on the ground floor with two double bedrooms and bathroom to the first floor.

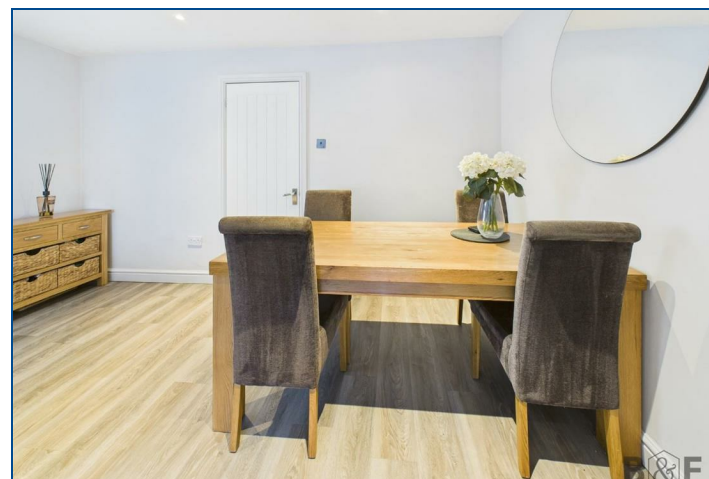
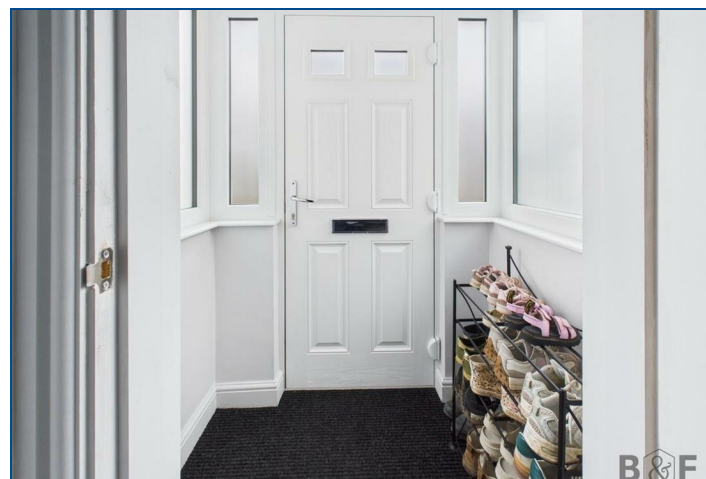
Outside the property has a lovely fully enclosed landscaped garden and garage.

Situated on this popular road within walking distance to local schools, Rodway Common, and local shops.

The ring road is a short commute away with access to the motorway network.

This property is sure to be of interest to the first-time-buyer and we fully recommend an early Viewing. Energy Rating C. Council Tax Band C.

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



Entrance Vestibule 4'9 x 3

Via front door, Inner door to...

Hallway 3'5 x 5'1

Stairs first floor, door to...

Living/Dining Room 22'9" x 13'1

Feature fireplace, two radiators, laminate floor, understairs cupboard, TV point, glass door to...

Cloakroom 5 x 2'8

Office 5 x 5'8

First Floor Landing 3'11 x 2'6

Access to loft space, doors to...

Bedroom One 10'10 x 10'10

Airing cupboard housing wall mounted Worcester boiler supplying hot water and central heating, radiator, range of fitted wardrobes.

Bedroom Two 6'10 x 11'5

Radiator.

Bathroom 6'9 x 8'2

White suite comprising panelled bath with mains shower over, pedestal wash hand basin, wc, fully tiled walls, radiator.

Outside

Wall enclosed front garden. Rear garden has enclosed patio and decking areas.

Front Garden

Enclosed garden laid to patio and gravel.

Rear Garden

Fully enclosed landscaped garden, principally laid to artificial grass, with patio and decking areas.

Garage

Shared Drive leading to Garage with up and over door, courtesy door and power and light.

