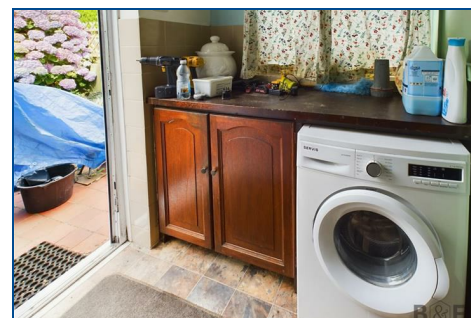
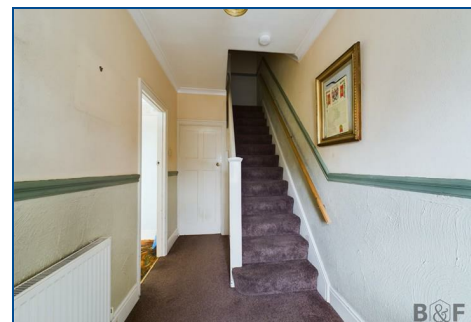
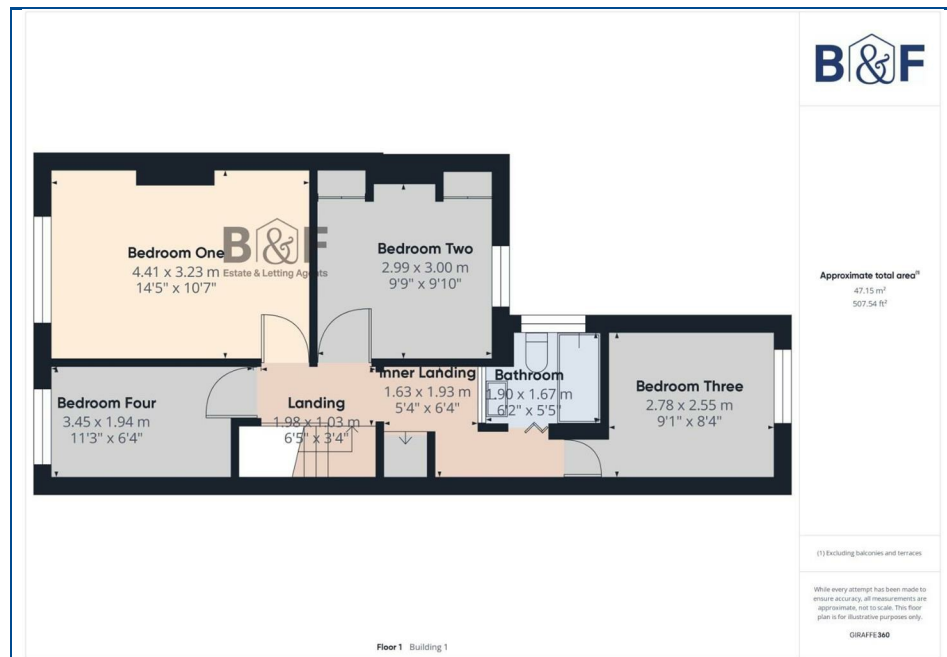
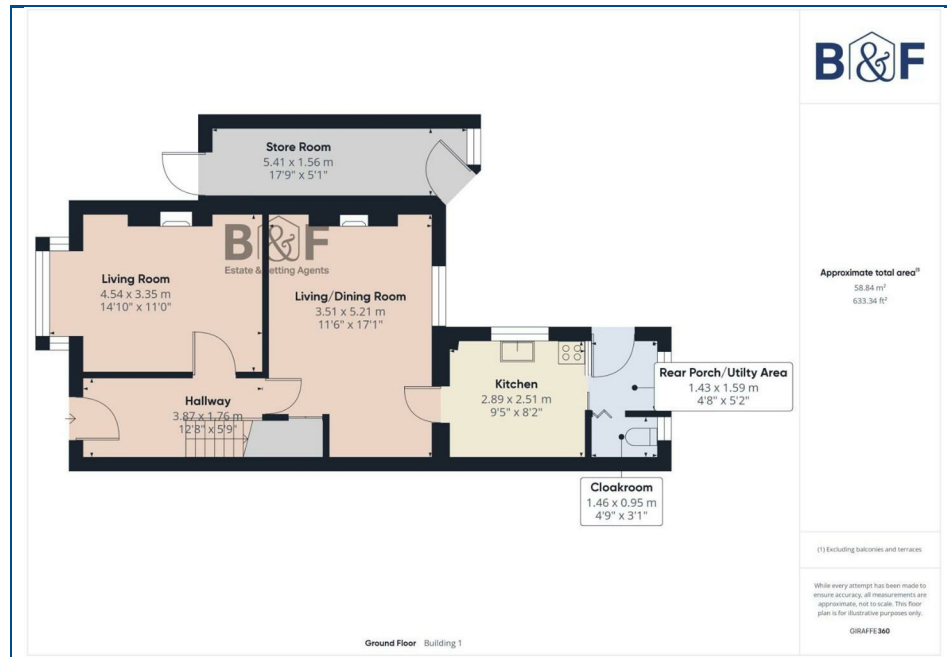


Brunt & Fussell

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



- Four Bedrooms
- Require Some Updating
- Garage
- Double Glazing
- Popular Road
- Extended
- Enclosed Garden
- Carport
- Gas Central Heating
- No Onward Chain

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.



142 Charlton Road, Kingswood, Bristol, BS15 1NB
£350,000



- Hallway 17'9 x 5'1
- Lounge 14'10 x 11'
- Living Room/Dining Room 11'6 x 17'1
- Kitchen 9'5 x 8'2
- Rear Porch/Utility Area 4;8 x 5'2
- Cloakroom 4'9 x 3'1
- Landing 6'5 x 3'4
- Inner Landing 5'4 x 6'4
- Bedroom One 14'5 x 10'7
- Bedroom Two
- Bedroom Three
- Bedroom Four 9'1 x 8'4
- Bathroom 6'2 x 5'5
- Shower Cubicle
- Outside
- Garage 16'5 x 9'9
- Carport

Offered with no onward chain, is this extended four bedroom end of terrace house with enclosed garden, garage and carport. The property offers deceptively spacious living accommodation which would ideally suit a growing family/investors. The house does require some updating, but is perfectly liveable. Other benefits include uPVC double glazing and gas central heating. The accommodation briefly comprises hallway, lounge, dining room, kitchen, rear porch/utility area, cloakroom on the ground-floor, with four bedrooms family bathroom and separate shower cubicle on the first floor. Situated on this popular road, close to local shops, doctors surgery, bus routes and schools, with good access to the Bristol City Centre. Council Tax Band C. Energy Rating TBC.

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

