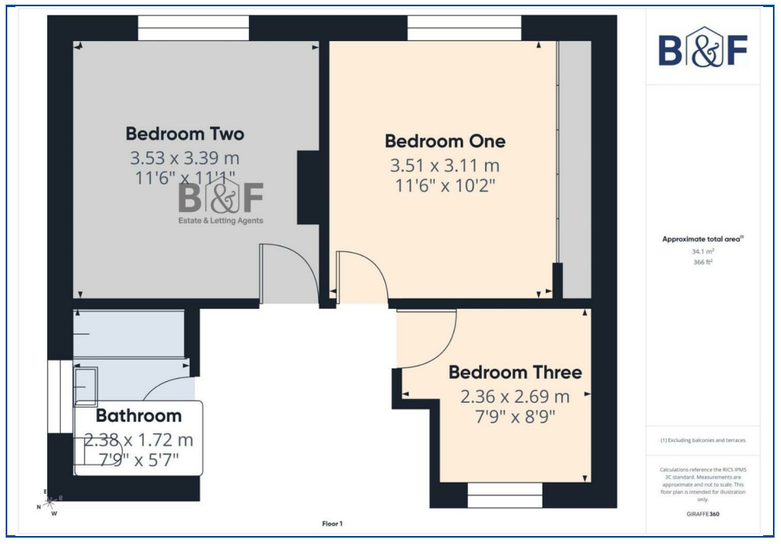
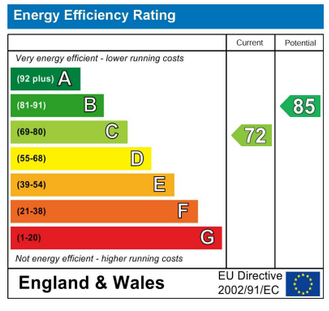


- Presented in Excellent Order Throughout
- Fitted Kitchen/Family Room
- Utility room
- Three Generous Bedrooms
- Ample Off-Street Parking
- Refurbished In Recent Years
- Living Room
- Dining Area
- Lovely Bathroom
- South East Facing Rear Garden



MONEY LAUNDERING REGULATIONS 2003

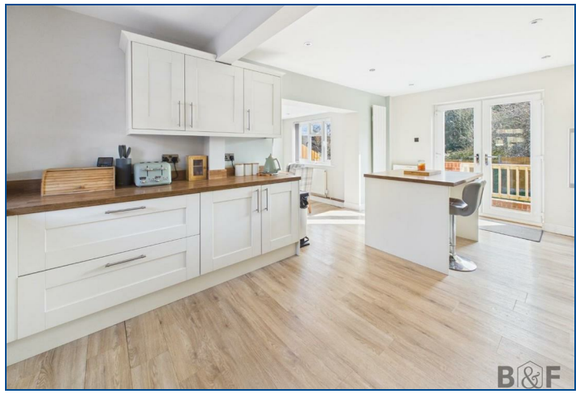
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Brunt & Fussell

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



39 Hunters Drive, Kingswood, Bristol, BS15 4DU

£350,000

Storm Porch

Hallway

Living Room

Kitchen/Family Room

Dining Area

Inner Hall

Utility Room

Landing

Bedroom One

Bedroom Two

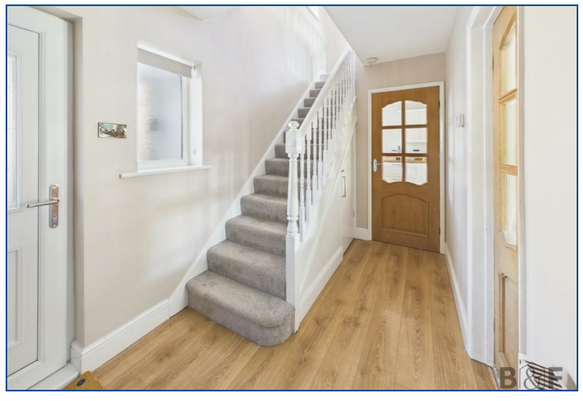
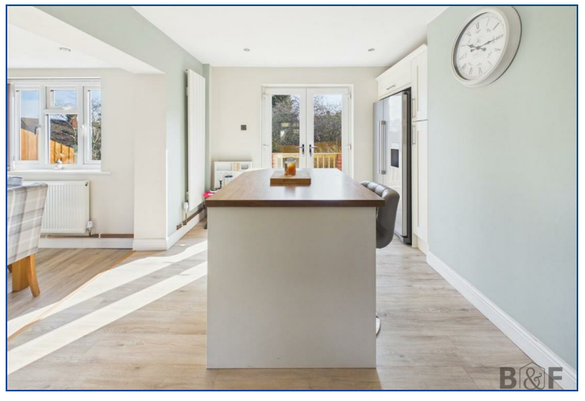
Bedroom Three

Family Bathroom

Outside

Off-Street Parking for Three Cars

Enclosed South East Facing Rear Garden

We are delighted to offer for sale this deceptively spacious three bedroom semi detached house with fully enclosed south east facing garden and ample off street parking. The property has been renovated to a good standard in recent years to include replastering, extended fitted kitchen/family/dining room with appliances, new bathroom and completely redecorated throughout. The accommodation comprises hallway, living room, kitchen/family room, dining area, inner hallway, utility room to the ground floor level with three generous bedrooms and family bathroom on the first floor. Other benefits include gas central heating and double glazing. Situated on this popular road with good access to the ring road and motorway network. There are good bus routes and schools being close by. We fully recommend an early viewing.
Energy Rating C. Council Tax B.

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