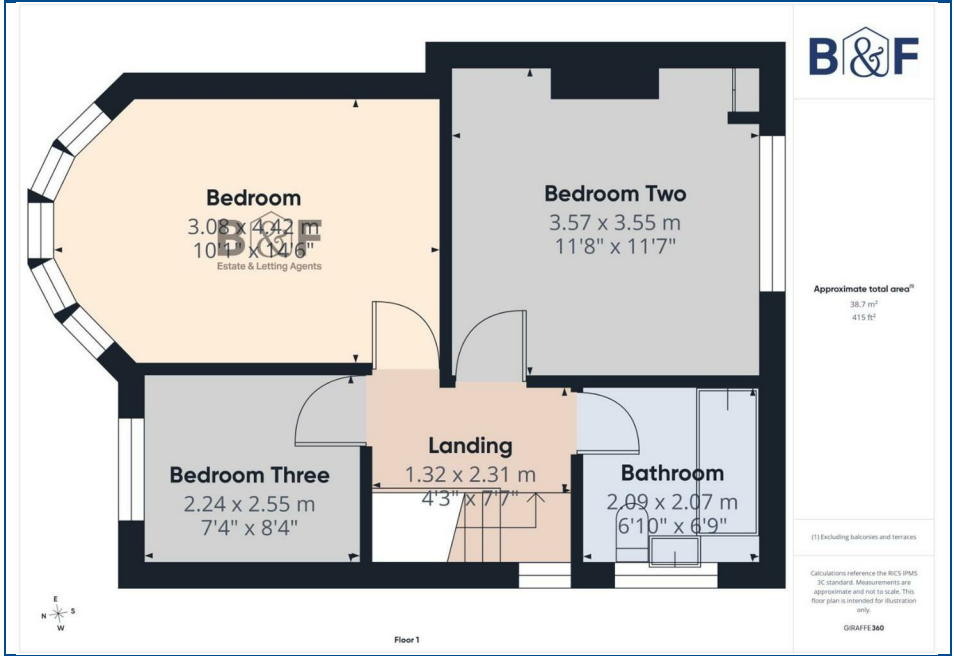
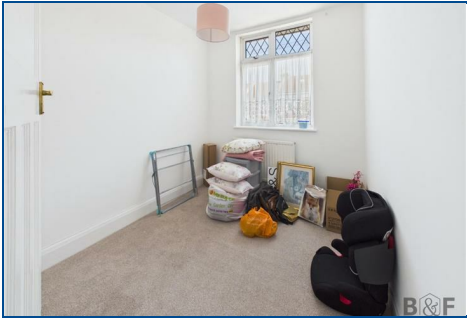
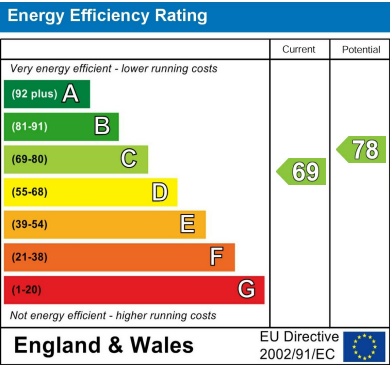




- No Onward Chain
- Two Reception Rooms
- Modern Bathroom
- Garage
- Room to Extend
- Three Generous Bedrooms
- Kitchen
- Lovely Mature Garden
- Parking
- Sought After Road



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.bruntrandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



2 Elton Road, Kingswood, Bristol, BS15 1ND  
£349,950



- Covered Porch
- Hallway
- Living Room
- Sitting Room/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Front Garden
- Rear Garden 100 approximately
- Garage
- Off-Street Parking

OFFERED WITH NO ONWARD CHAIN, Is this traditionally built three bedroom double bayed house with large South facing rear garden with off street parking and garage to the rear.

This lovely family home offers deceptively spacious and extremely versatile living accommodation that comprises covered porch, hallway, living room, sitting/dining room, fitted kitchen on the the ground floor with three generous bedrooms and family bathroom to the first floor.

Outside, the property truly impresses with a approximately 100ft/30.48m mature South facing garden. The house lends itself to further extensions and ample room for additional parking and garaging. (subject to the usual planning permissions). The property benefits from gas central heating, double glazing, replacement roof and new rendering. Situated on this extremely popular road and close to local amenities, schools and bus routes. We fully recommend a internal viewing. Idea for young families/first-time-buyers.

Energy Rating C. Council Tax B.

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

