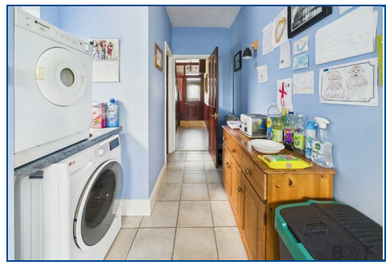
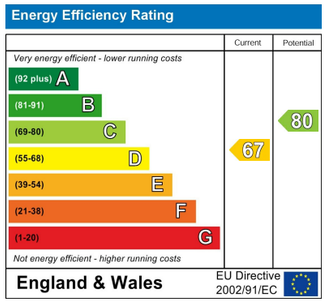


- House and Bungalow
- Three Reception Rooms
- Double Glazed & Gas Central Heating
- Bungalow Is Detached
- Lounge & Fitted Kitchen
- House has Four Bedrooms
- Cloakroom & Wet Room
- Mature Garden & Ample Parking
- One Bedroom
- Garden & Parking



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

23 Chiphouse Road, Kingswood, Bristol, BS15 4TR

£575,000

We are delighted to offer for sale and rarely available this fine FOUR BEDROOM SEMI-DETACHED HOUSE AND ONE BEDROOM DETACHED BUNGALOW. Both properties have lovely gardens and off street parking. The HOUSE is in good order and comprises entrance vestibule, hallway, living room, dining room, kitchen/diner, utility area, cloakroom, on the ground floor with three bedrooms and wetroom on first floor with the master bedroom to the second floor. The property benefits from gas central heating and double glazing. Outside there is ample off-street parking a lovely mature enclosed rear garden. The DETACHED BUNGALOW was built in 2011. The property is in good order and in our opinion would ideally suit the elderly couple or extended family. The accommodation comprises, hallway, living room, fitted kitchen, inner hallway, bathroom and master bedroom. The bungalow has an enclosed garden and off street parking. Situated has easy access to Kingswood, Staple Hill and Fishponds, High Streets, this property is conveniently positioned and Families will benefit from being close to the OFSTED Outstanding-rated St Stephen’s Church of England Junior School and other highly rated schools, including St Stephen's Infant School and Kings' Forest Primary School. The properties have good access to the ring road and motorway network. We fully recommend an early viewing to appreciate both properties. Energy Rating D. Council Tax C.

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

HOUSE

Entrance Vestibule

Hallway

Living Room

Dining Room

Kitchen/Diner

Utility Area

Cloakroom

Landing

Bedroom Two

Bedroom Three

Bedroom Four

Wet Room

Second Floor Landing

Master Bedroom

Outside

Ample Off Street Parking

Enclosed Mature Garden

BUNGALOW

Hallway

Living Room

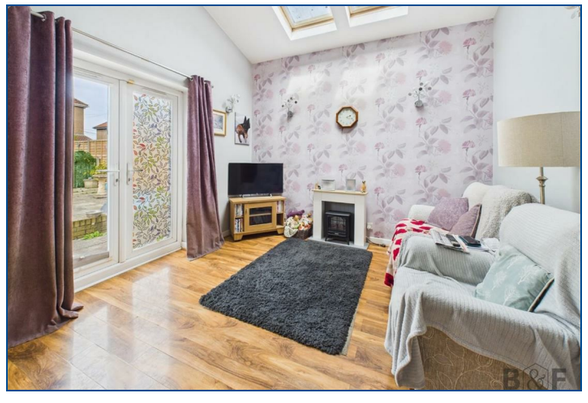
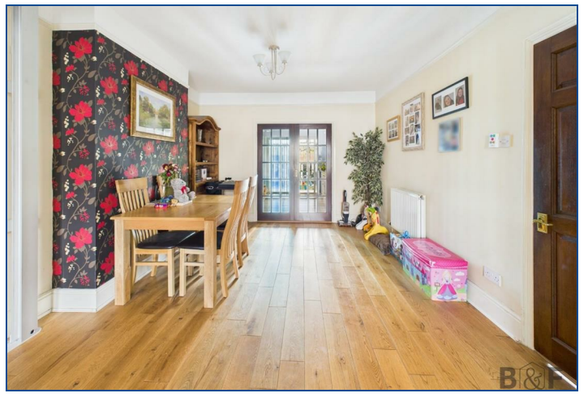
Fitted Kitchen

Inner Hall

Bathroom

Bedroom

Outside

Enclosed Garden

Off Street Parking