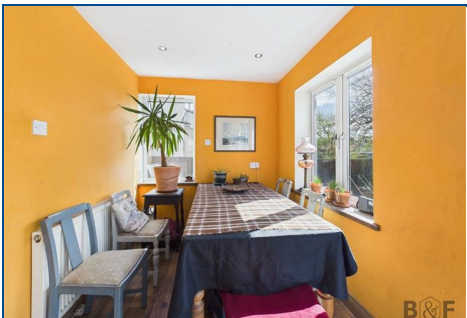
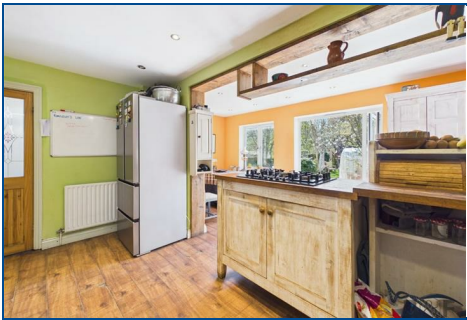




- Four Bedrooms
- Large Garden
- Kitchen/Diner
- Double Storey Extension

- End Terraced
- Off Street Parking
- Energy Rating C
- Versatile Living Space

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	73	79
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

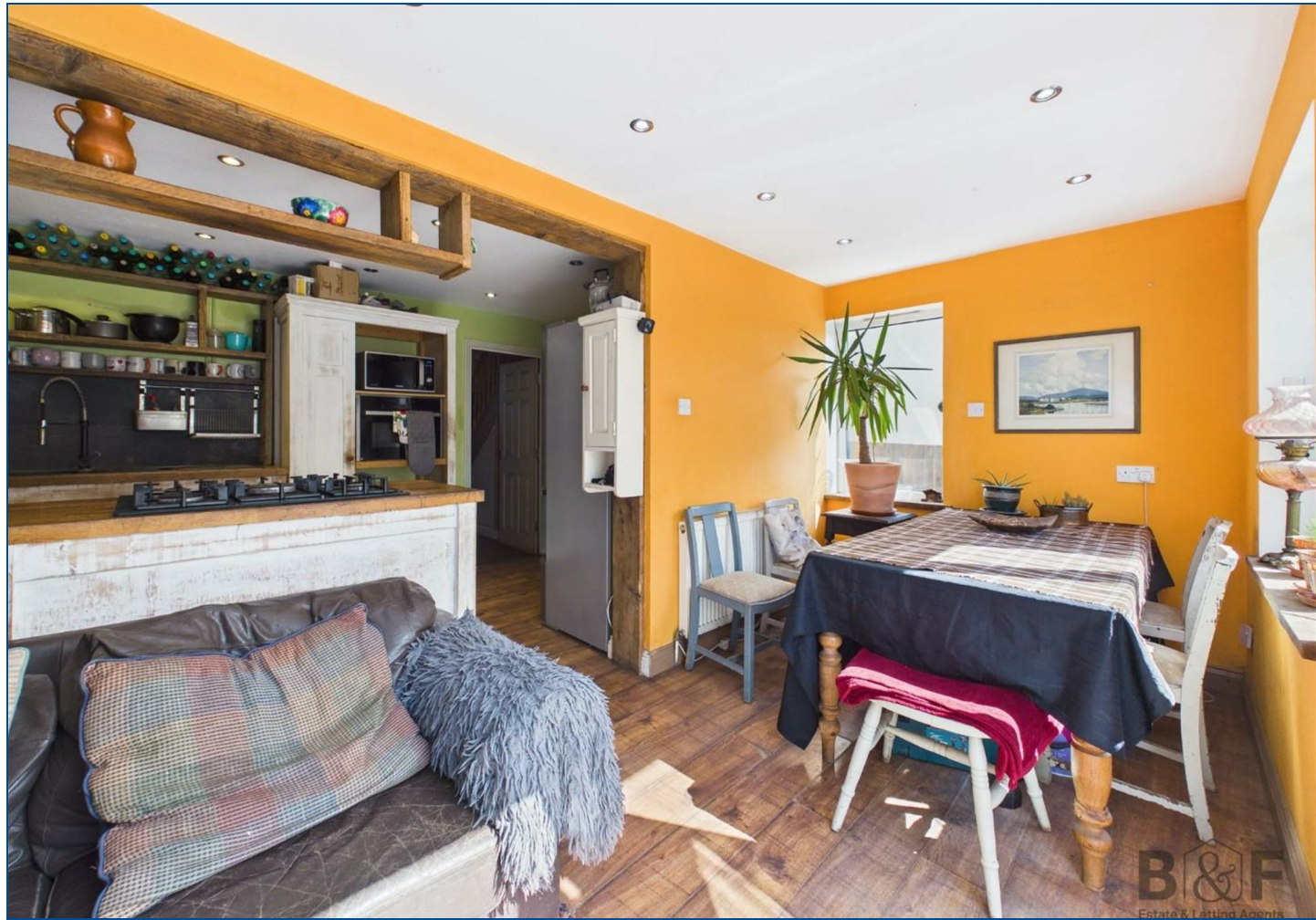
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

Brunt & Fussell

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



122 New Cheltenham Road, Kingswood, Bristol, BS15 1UN
Offers In Excess Of £350,000



- Porch
- Hallway
- Lounge
- Kitchen/Diner
- Utility Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Loft Room
- Fully Enclosed Garden
- Off Street Parking

Offered for sale is this spacious three/four-bedroom end-terraced home, featuring a large garden and off-street parking. While perfectly liveable, the property would benefit from cosmetic updating throughout, offering an excellent opportunity to add your own style and value. The accommodation comprises a porch, entrance hallway, lounge, kitchen/diner, utility room, first-floor landing, four well-proportioned bedrooms, a family bathroom, and a generous loft room. Externally, the property boasts a large rear garden with access and potential to construct a detached garage (subject to the necessary planning permissions). To the front, there is a substantial driveway providing off-street parking for up to three vehicles. Additional benefits include gas central heating and double glazing. Ideally located on a popular road, the property is close to local shops, well-regarded schools, and offers excellent access to the ring road. Early internal viewing is highly recommended. Council Tax Band B. Energy Rating C.

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

