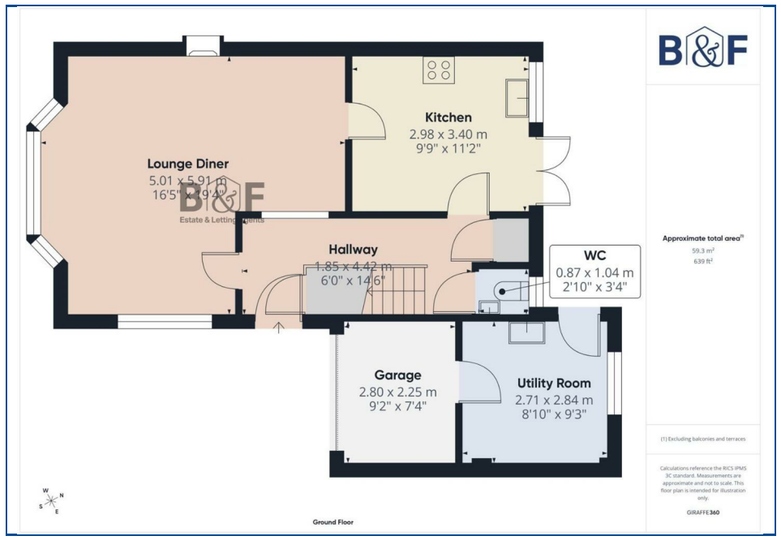
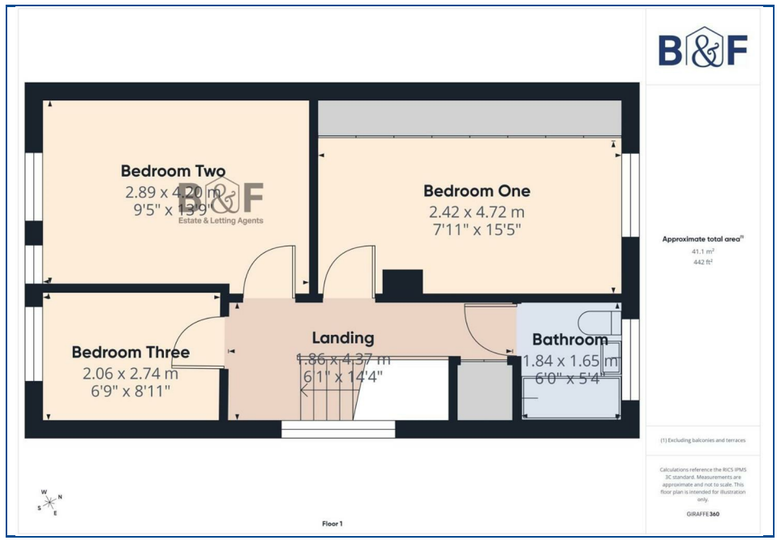
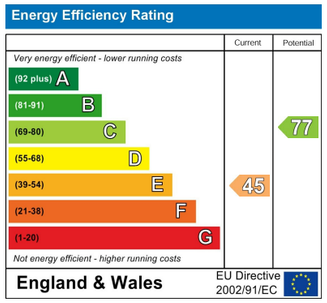




- Detached House
- Lounge/Dining Room
- Cloakroom
- Gas Central Heating
- Enclosed Garden
- Three Bedrooms
- Fitted Kitchen
- Family Bathroom
- Double Glazing
- Garage and Parking



MONEY LAUNDERING REGULATIONS 2003

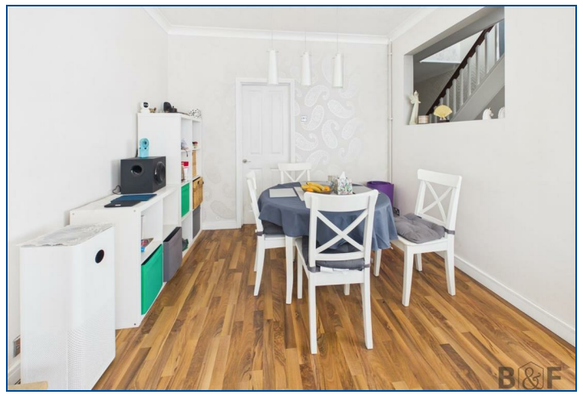
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

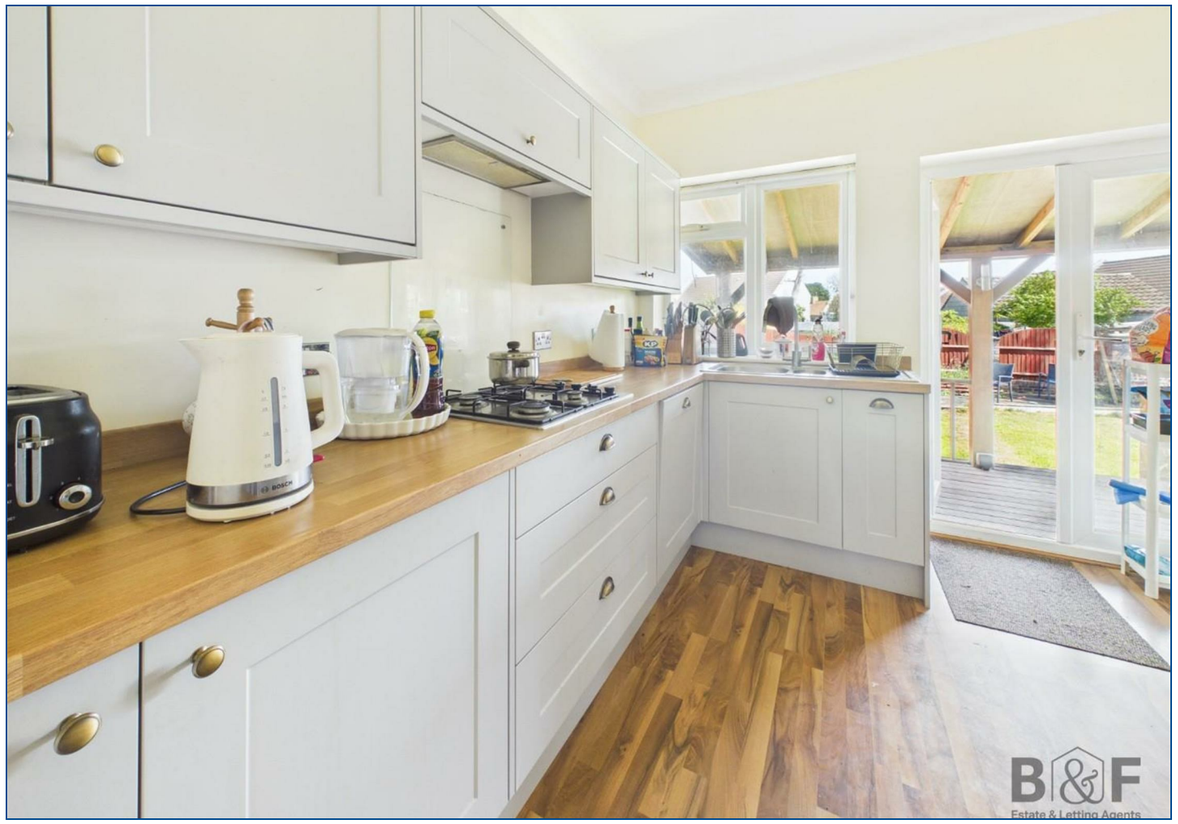
Brunt & Fussell

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



28a Cross Street, Kingswood, Bristol, BS15 1SB

£375,000



Hallway

Lounge/Dining Room

Cloakroom

Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

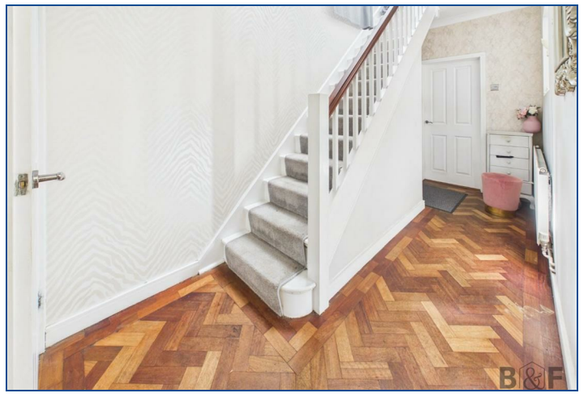
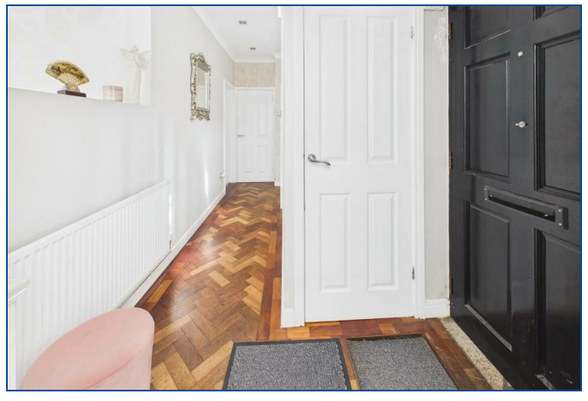
Outside

Front Garden

Block Paved Drive

Garage/Utility Room

Rear Garden

Situated on a quiet road close to both Soundwell Road and Downend Road is this deceptively spacious three bedroom detached house with generous enclosed garden, garage and off-street parking. Located on Cross Street, Kingswood, ideal for families, this well presented home offers comfortable living accommodation with modern cloakroom, bathroom and Shaker style fitted kitchen with appliances. The property is in good order throughout and comprises hallway, cloakroom, lounge/dining room, fitted kitchen, three generous bedrooms and family bathroom. Outside there a mature front garden and off street parking. The garage has been divided into garage space and a utility room. The rear garden is generous in size with a covered veranda. Other benefits include gas central heating and double glazing. The house is situated close to local amenities and bus routes with the High Street being a gentle stroll away. Energy Rating C. Council Tax Band D.

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