



- No Chain
- New Kitchen
- Double Glazing
- Popular Cul-de-Sac
- Close To Amenities
- Rewired
- Gas Central Heating
- Enclosed Garden
- Hardstanding
- Must Sell

| 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 | 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.



8 Deerhurst, Kingswood, Bristol, BS15 1XH
Asking Price £335,000



Hallway 11'11 x 5'5
Living Room 13'2 x 11'6
Dining Room 10'7 x 10'3
Kitchen 10'8 x 6'8
Landing 8 x 5'10
Bedroom One 13'10 x 10'9
Bedroom Two 10'9 x 8'8
Bedroom Three
Bathroom 5'5 x 6'5
Outside
Front Garden
Rear Garden
Garage Space/Parking

Offered with no onward chain, is this attractive three bed end of terrace house with mature enclosed garden and hardstanding, offering off street parking/garage space. The property benefits from a rewire, double glazing and central heating. The kitchen is also new. The accommodation comprises hallway, living room, dining room, kitchen on the ground floor. Upstairs there is three bedrooms and a bathroom.

The property is situated on this popular, yet quiet cul-de-sac close to all local amenities, making it a very popular location. There are good schools close by, with good bus routes and easy access to the ring road.

This property has been priced for a quick sale. We fully recommend an early inspection.

Council Tax Band C. Energy Rating TBC.

Please Interact With Our Market Leading Virtual Tour

