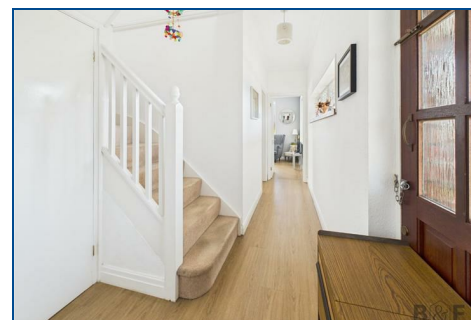
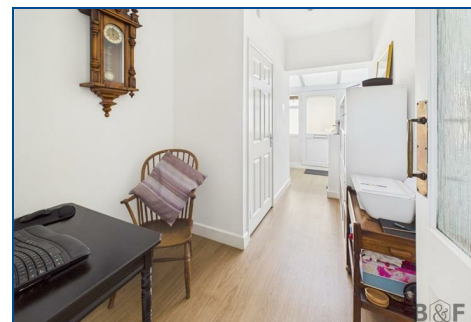
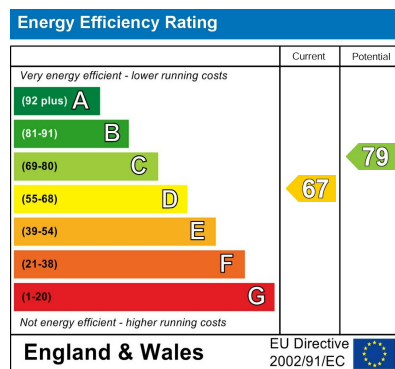


# Brunt & Fussell

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



- Individual Detached Property
- Development Potential
- Generous Private Gardens
- Double Garage
- Summer House
- Extremely Versatile
- Four Bedrooms
- Parking for six vehicles
- Home Office
- Ideal for larger family

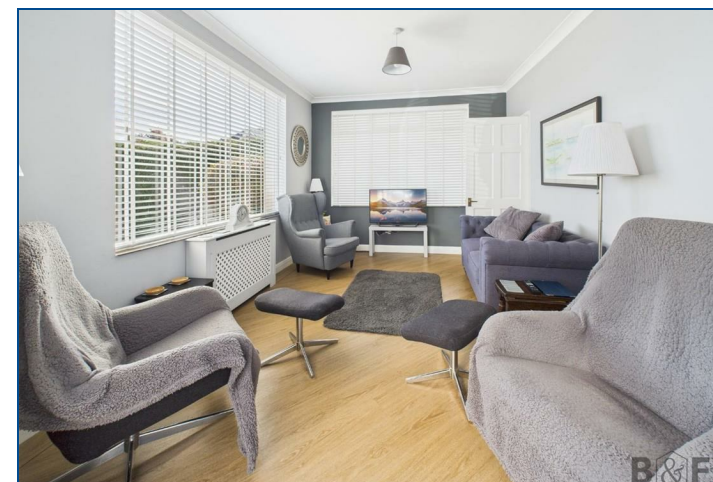


#### MONEY LAUNDERING REGULATIONS 2003

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.



**6a Chase Road, Kingswood, Bristol, BS15 1TS**  
**Offers Over £499,000**



- Storm Porch
- Hallway
- Inner Hallway
- Living Room
- Sun Room
- Kitchen/Dining Room
- Bedroom
- Cloakroom
- Shower Room
- Landing
- Bedroom
- Shower Cubicle
- Bedroom
- Bedroom
- Bathroom
- Outside
- Private Rear Gardens
- Ample Off-Street parking
- Summer House/Gym
- Home Office
- Utility Room
- Double Garage

We are delighted to be able to sale this individually built detached dormer bungalow, which offers a unique blend of character and modern convenience. With its older style architecture, The property boasts a deceptively spacious interior that is perfect for families or those who enjoy entertaining. There are two well-appointed reception rooms, fitted kitchen/dining room, cloakroom, shower room, and bedroom to the ground floor with three bedrooms, bathroom and shower cubicle room to the main bedroom on the first floor level. The home is presented in very good order, featuring gas central heating and uPVC double glazing. Outside the property can be approached via 5 bar gate with generous private gardens, extra wide double garage/workshop particularly suitable for classic car/motor sport enthusiasts when combined with the extensive on site parking. There is a outside home office, utility room and summer house/gym. This extremely versatile property offers potential for further development. There is ample opportunity to create additional living space, such as granny accommodation, making it an ideal choice for multi-generational living or investment. Situated close to local amenities, this property offers convenience of nearby shops, schools and bus services. The ring road connection the motorway network is a short drive away. This delightful home is sure to be of interest to the larger family/builder to develop further. Energy Rating D. Council Tax Band E.

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

