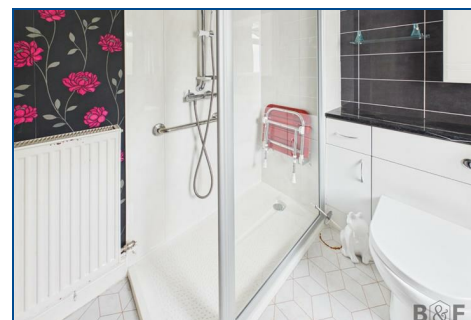
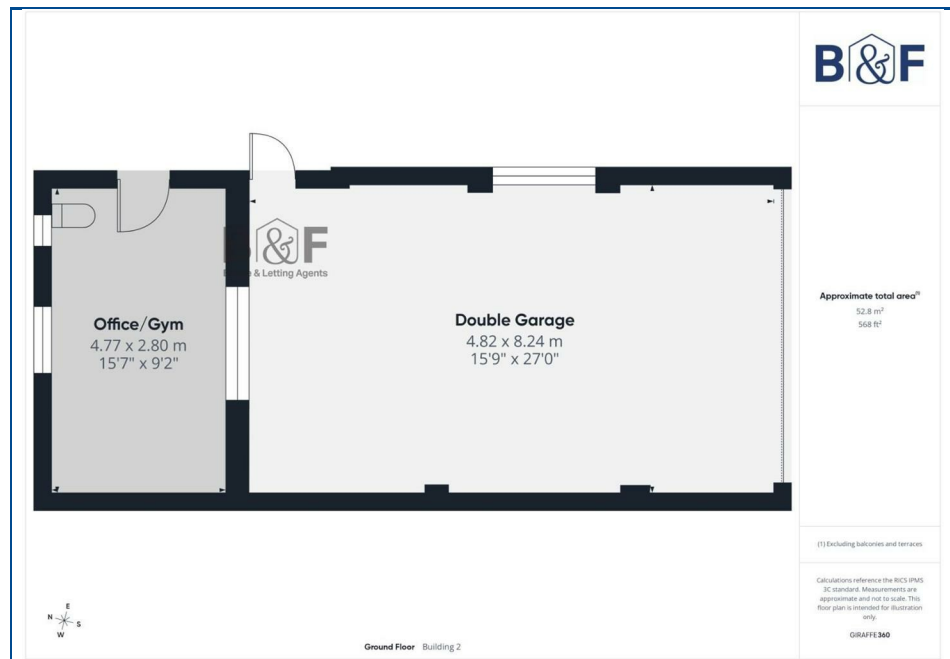
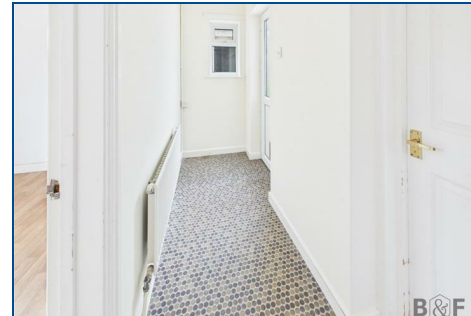
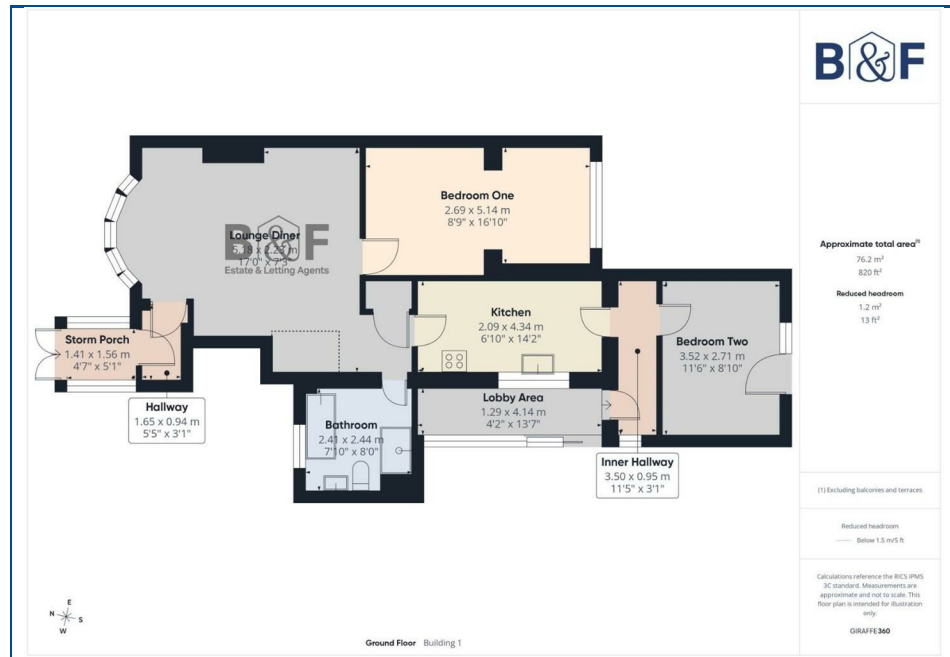


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Ground Floor Flat
- Bathroom
- Fitted Kitchen
- Double Garage
- Enclosed Garden
- Two Bedrooms
- Spacious Living Room
- Home Office/Gym
- Off-Street Parking
- No Onward Chain

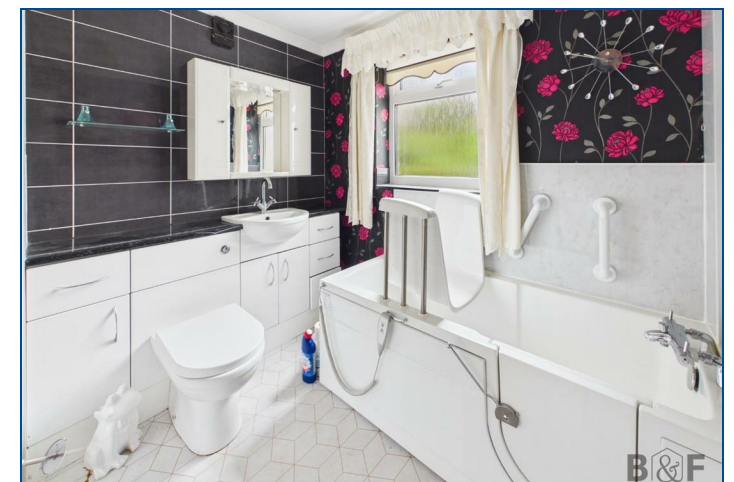
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



24 New Cheltenham Road, Kingswood, Bristol, BS15 1TJ
£250,000



- Entrance Porch
- Hallway
- Living Room
- Bedroom Two
- Bathroom
- Kitchen
- Inner Hall
- Bedroom One
- Rear Porch
- Outside
- Enclosed Garden
- Office/Gym
- Double Garage
- Off-Street Parking

Offered for sale with no onward chain, is this deceptively spacious two bedroom ground floor flat with enclosed garden, garden office/gym, double garage with electric roller door, and off-street parking. The accommodation comprises entrance porch, hallway, lounge/dining room, two double bedrooms, bathroom, fitted kitchen, inner hallway and rear porch. Other benefits include double glazing and gas central heating. Situated on this popular road in this backwater position, yet close to all local amenities. It is incredibly rare for a flat to come to the market with a garden, home office, double garage and off street parking. We fully recommend an early internal inspection. New 999 lease. No Service charge. Council Tax Band A. Energy Rating C.

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

