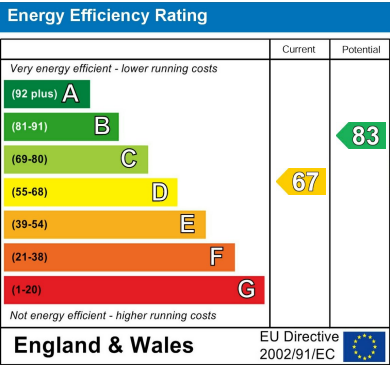


- Excellent Order Throughout
- Three Bedrooms
- Gas Central Heating
- Large Enclosed Gardens
- Popular Location
- Potential Building Plot
- Recently Renovated
- uPVC Double Glazing
- Ample Off-Street Parking
- Close to Local Amenities



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



25 Chipperfield Drive, Kingswood, Bristol, BS15 4DP  
£379,950



Hallway 10'5" x 6'5"

Living Room 10'7" x 14'11"

Kitchen/Dining Room 10'5" x 21'10"

Rear Porch 6'8" x 5'1"

Utility Room

Cloakroom 4'7" x 2'6"

Larder

Landing 7'6" x 7'9"

Bedroom One 10'5" x 13'9"

Bedroom Two 10'7" x 9'11"

Bedroom Three 7'6" x 11'8"

Bathroom 6'0" x 7'9"

Outside

We are delighted to offer for sale this deceptively spacious three bedroom end of terrace home with large garden. The property has been renovated to a good standard to include replastering, rewire, new central heating system, fitted kitchen with appliances, new cloakroom and bathroom facilities and much more. The garden is gardeners paradise or lends it self to potentially build another residential dwelling, large garage/gym or home office. (subject to planning permission). The accommodation comprises hallway, living room, kitchen/dining room, rear porch, larder, utility room, cloakroom to the ground floor level with three double bedrooms and family bathroom on the first floor. Situated on this popular road with good access to the ring road and motorway network. There are good bus routes and schools being close by. We fully recommend an early viewing. Energy Rating D. Council Tax B.

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

