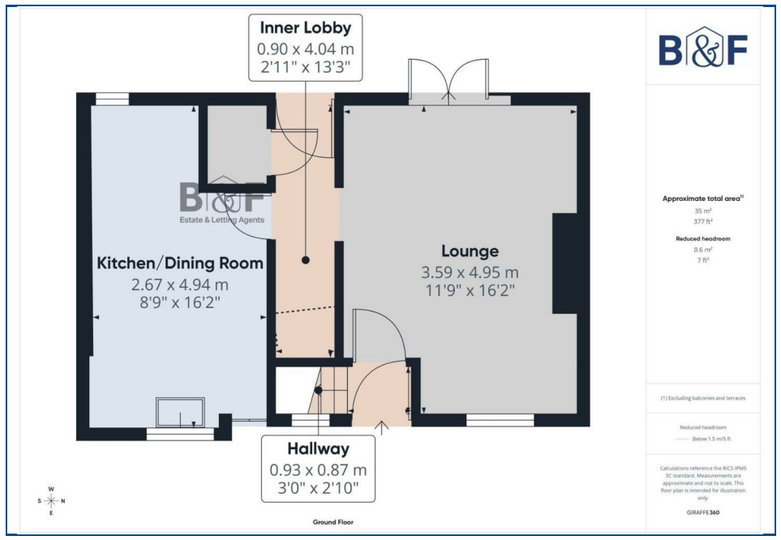
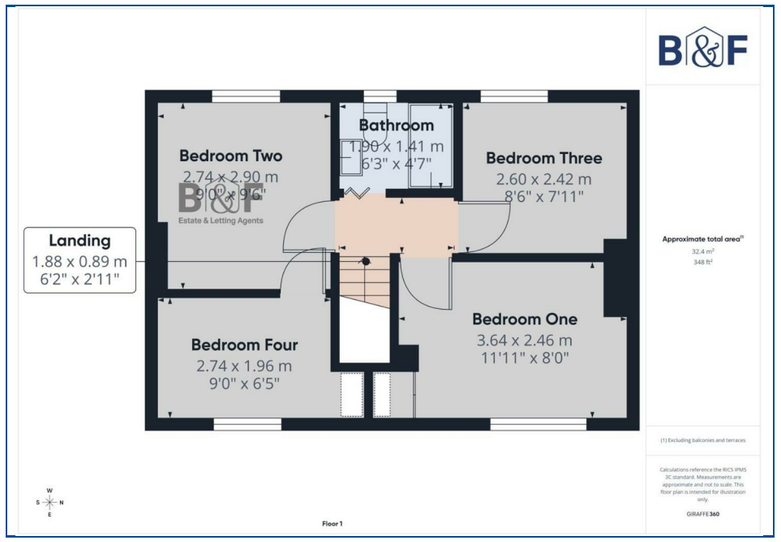
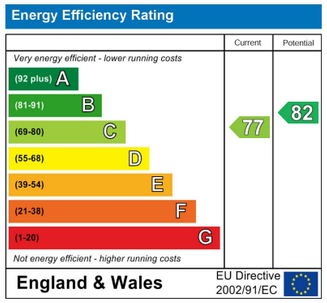




- Vacant Possession
- Living Room
- Cloakroom
- Enclosed Garden
- Double Glazing and Gas Central Heating
- Four Bedrooms
- Kitchen/Diner
- Bathroom
- Off-Street Parking
- Good Order Throughout



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

101 Burchells Green Road, Kingswood, Bristol, BS15 1DR
£299,950

Hallway 3 x 2'10

Living Room 11'9 x 16'2

Inner Lobby 2'11 x 13'3

Cloakroom

Kitchen/Diner 8'9 x 16'2

Landing 6'2 x 2'11

Bedroom One 11;11 x 8

Bedroom Two 9 x 9'6

Bedroom Four 9' x 6'5

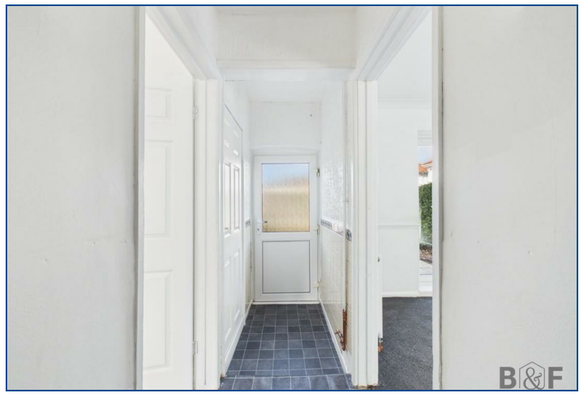
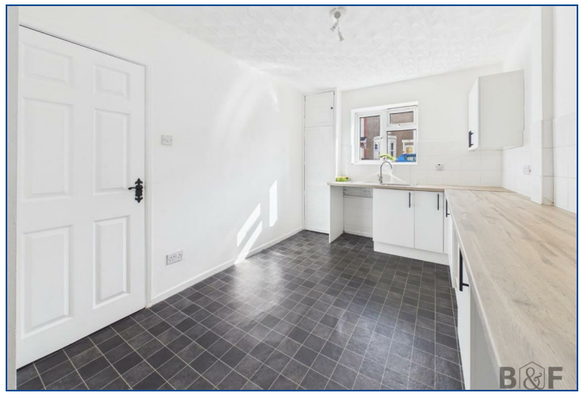
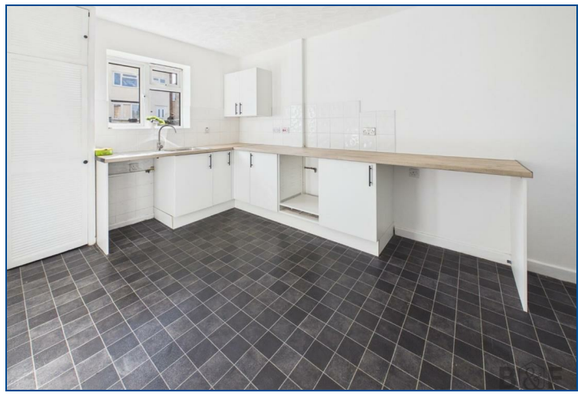
Bedroom Three 8'6 x 7'11

Bathroom 6'3 x 4'7

Outside

Off Street Parking

Enclosed Garden

Offered for sale with no onward chain is this fine three/four bedroom mid-terrace house with enclosed garden and off-street parking. The property is in good decorative order throughout and benefits uPVC double glazing, gas central heating with Valliant boiler, and modern electrics. The accommodation comprises an entrance hall with under stairs storage, cloakroom, fitted kitchen/diner and a spacious dual aspect lounge with French doors opening onto the rear garden to the ground floor. Upstairs provides four bedrooms and shower room. Please note that bedroom four is accessed through bedroom two.
Outside there is off street parking via a gravelled driveway, while the rear garden is designed for low maintenance with paved seating areas and enclosed boundaries. Situated within easy reach of local schools, shops and amenities, the property also benefits from convenient access to Kingswood, Longwell Green and the Bristol Ring Road.
Council Tax B. Energy Rating C.

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