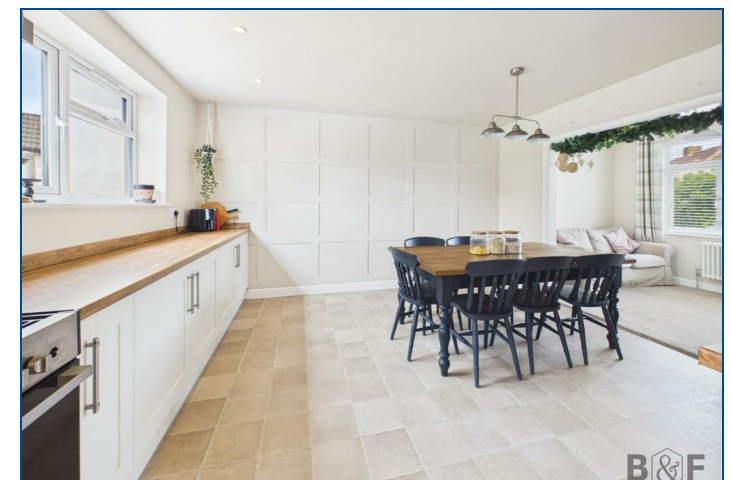
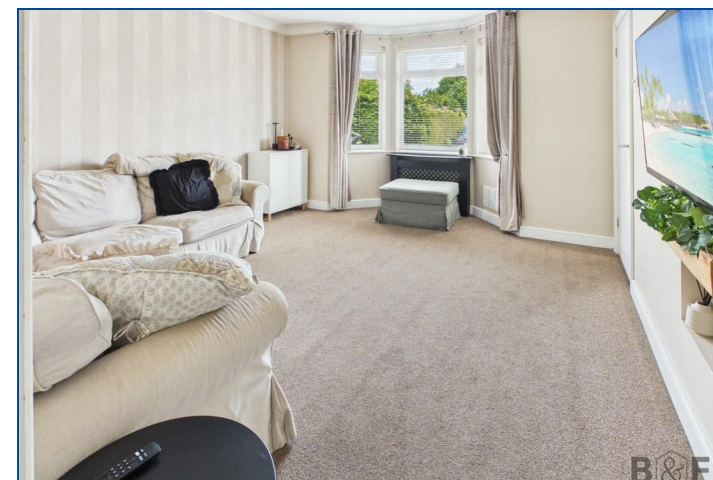


- Deceptively Spacious House
- Four Bedrooms
- Dressing Area
- Fitted/Kitchen/Family Room
- Enclosed Garden with Garden Room and Beauty Rooms

- Double Storey Extension
- Ensuite
- Two Reception Rooms
- Utility and Cloakroom
- Ample Parking

Energy Efficiency Rating	
Current	Potential
74	84
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.

2 Hill View, Soundwell, Bristol, BS16 4RW
Fixed Asking Price £450,000



- Hallway
- Living Room
- Fitted Kitchen/Family Room/Dining Room
- Sitting Room
- Utility Room
- Cloakroom
- Landing
- Bedroom One
- Dressing Area
- Ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Ample Off-Street Parking
- Fully Enclosed Garden
- Beauty Room
- Garden Room/Entertaining Area

We are delighted to be able to offer for sale this excellent four bedroom extended semi-detached house with lovely west facing enclosed garden, independent beauty saloon, large garden room/ entrainment area. There is ample off -street parking to the front of the property with side access. The property underwent renovation in recent years to include a double storey and single storey extensions, offering deceptively spacious and extremely versatile, living accommodation to suit the large family.

The accommodation comprises hallway, living room, large fitted kitchen/family room/dining room, sitting room, utility room and cloakroom to the ground floor level, with four bedrooms (master with ensuite and dressing area) and family bathroom to the first floor. The house is good order throughout and benefits from uPVC double glazing and gas central heating. The property is tucked away only on this popular road only a stones throw from St Stephens school, close to local shops and bus routes, The ring road and motorway network is a short commute away, offering good access to Bristol and Bath. Rarely do properties of this size and quality come to the market. We fully recommend an early viewing.
Energy Rating C. Council Tax D.

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

