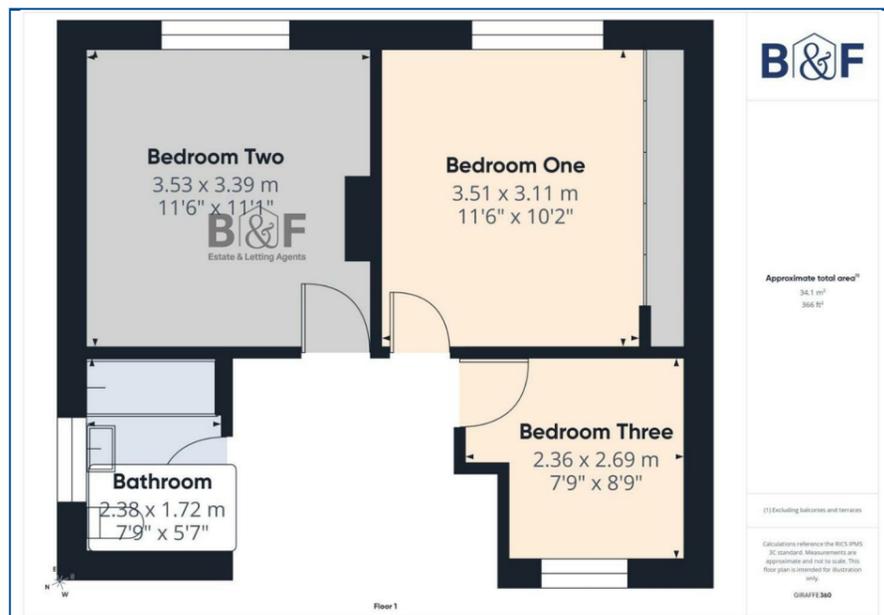


Brunt & Fussell

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



- Presented in Excellent Order Throughout
- Fitted Kitchen/Family Room
- Utility room
- Three Generous Bedrooms
- Ample Off-Street Parking
- Refurbished In Recent Years
- Living Room
- Dining Area
- Lovely Bathroom
- South East Facing Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(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

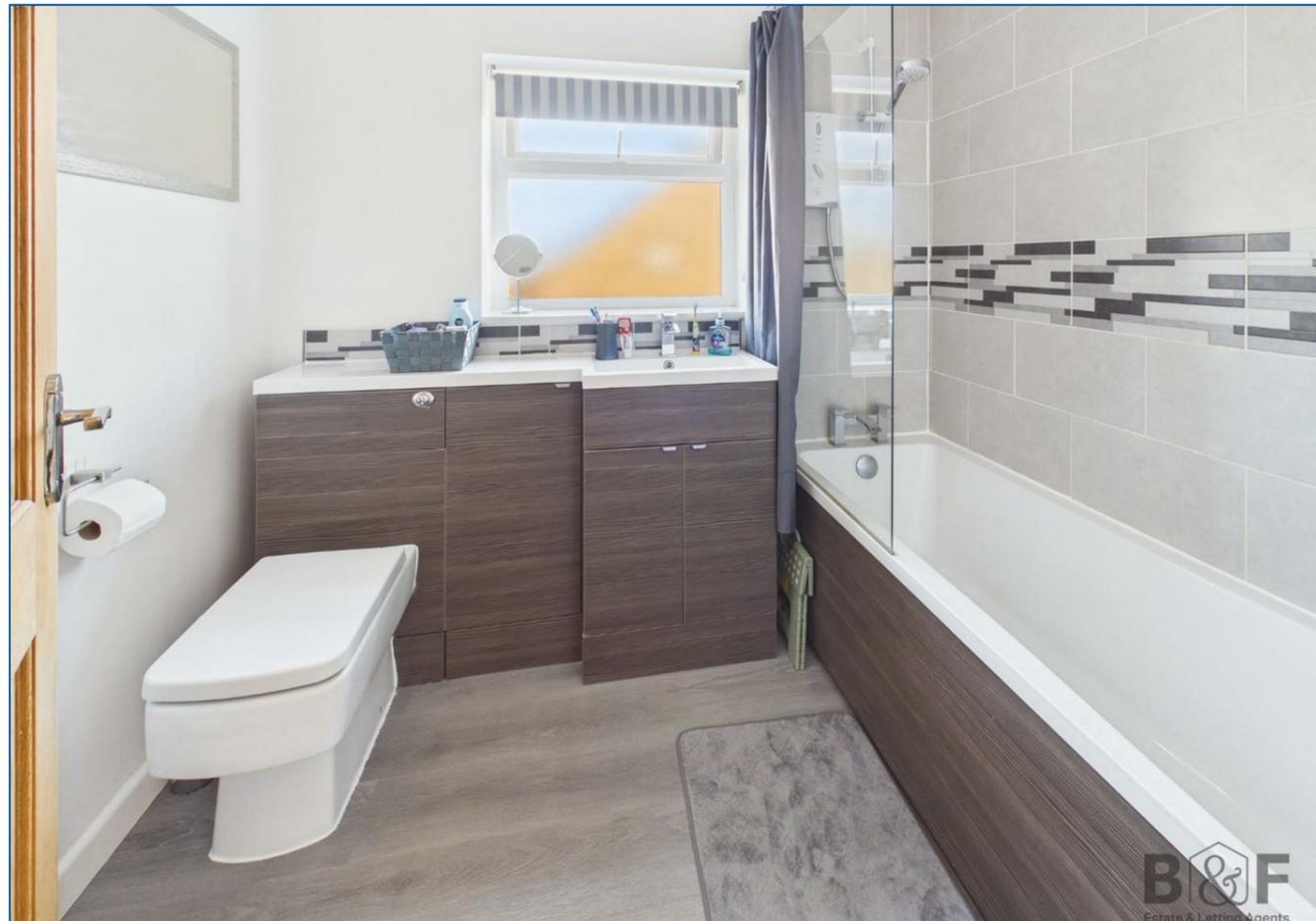
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



39 Hunters Drive, Kingswood, Bristol, BS15 4DU
£350,000



- Storm Porch
- Hallway
- Living Room
- Kitchen/Family Room
- Dining Area
- Inner Hall
- Utility Room
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Outside
- Off-Street Parking for Three Cars
- Enclosed South East Facing Rear Garden

We are delighted to offer for sale this deceptively spacious three bedroom semi detached house with fully enclosed south east facing garden and ample off street parking. The property has been renovated to a good standard in recent years to include replastering, extended fitted kitchen/family/dining room with appliances, new bathroom and completely redecorated throughout. The accommodation comprises hallway, living room, kitchen/family room, dining area, inner hallway, utility room to the ground floor level with three generous bedrooms and family bathroom on the first floor. Other benefits include gas central heating and double glazing. 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 C. Council Tax B.

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

