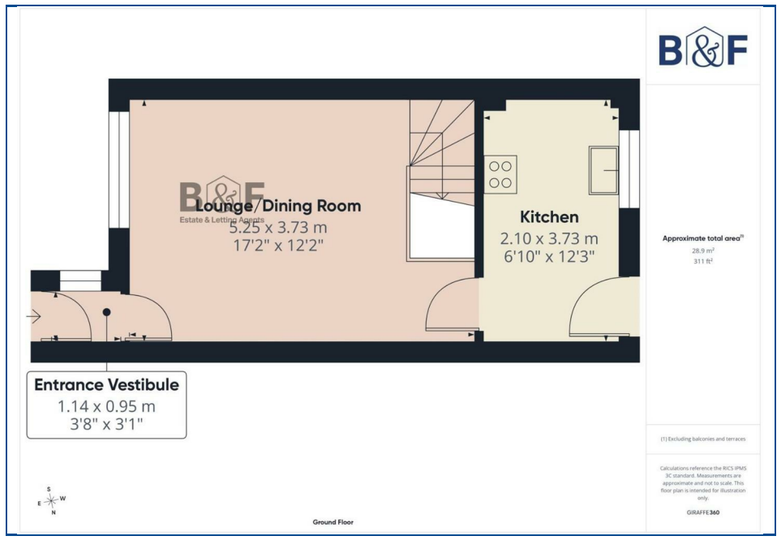
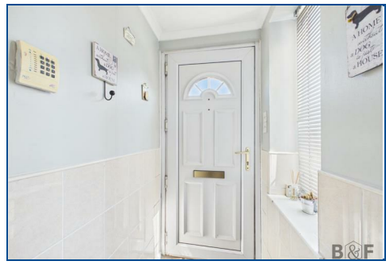
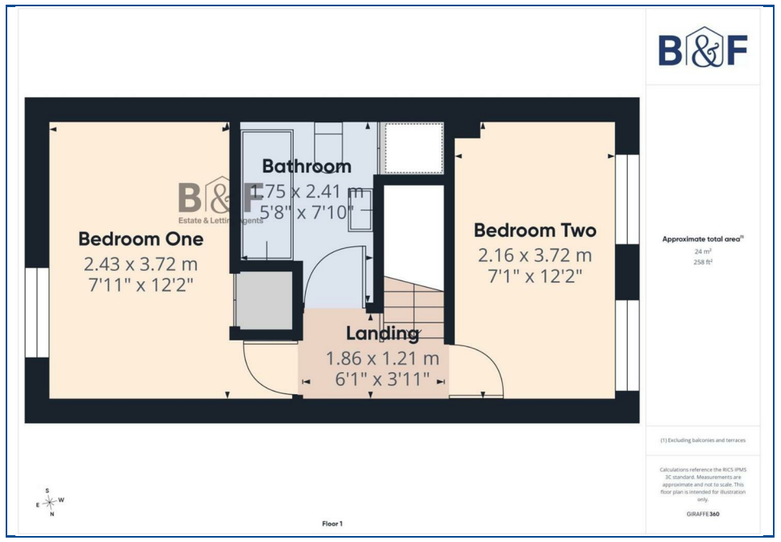
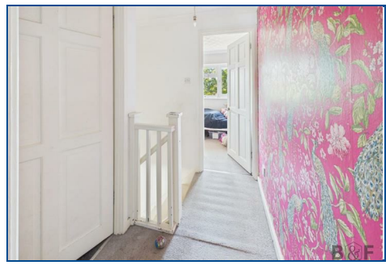
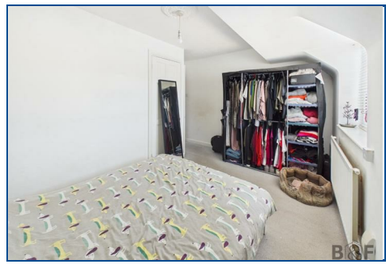


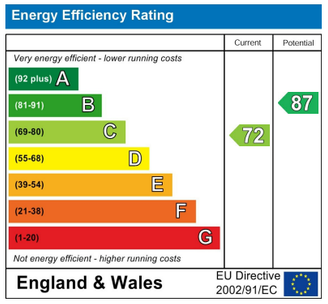








- No Onward Chain
- Fitted Kitchen
- Modern Bathroom
- Off-Street Parking
- Double Glazing & Gas CH
- Two Bedrooms
- Lounge/Diner
- West Facing Garden
- Car Port
- Populat Cul-de-Sac



MONEY LAUNDERING REGULATIONS 2003

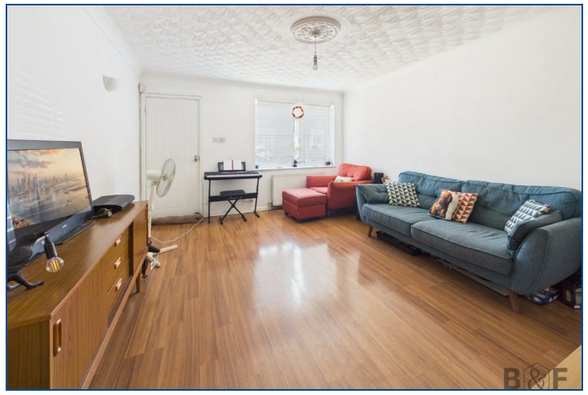
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

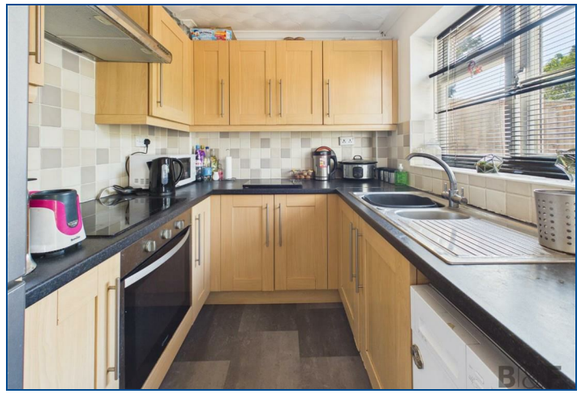
THE PROPERTY MISDESCRIPTIONS ACT 1991

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

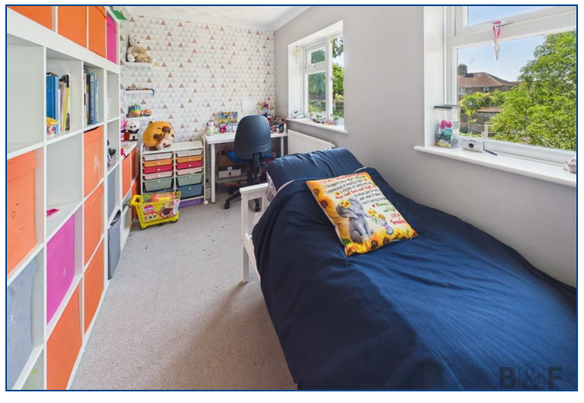
t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ





31 The Wickets, Kingswood, Bristol, BS15 1PU

£269,950

Offered with no onward chain, Is this fine two bedroom end-of-terrace home with enclosed West facing garden, off-street parking and carport (currently beng used as a large shed). The property benefits from modern fitted kitchen and bathroom, gas central heating and uPVC double glazing. The accommodation entrance vestibule, lounge/diner, fitted kitchen, two bedrooms and bathroom. The house located in this popular cul de sac, close to local amenities and bus routes. The briastol to Bath cycle path is a short distance way. In our opinion this lovely property would ideally suit the first-time buyer. Energy Rating C. Council Tax Band B.

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