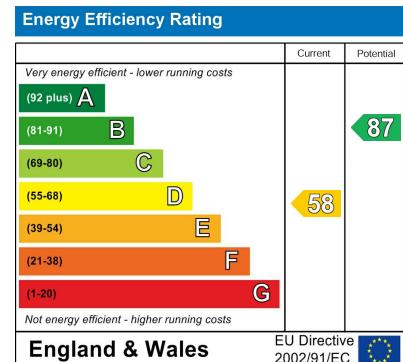


- Two Bedrooms
- Large Garden
- Good Order throughout
- Off Street Parking
- Gas Ch & D/g
- Close To Local Amenities



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

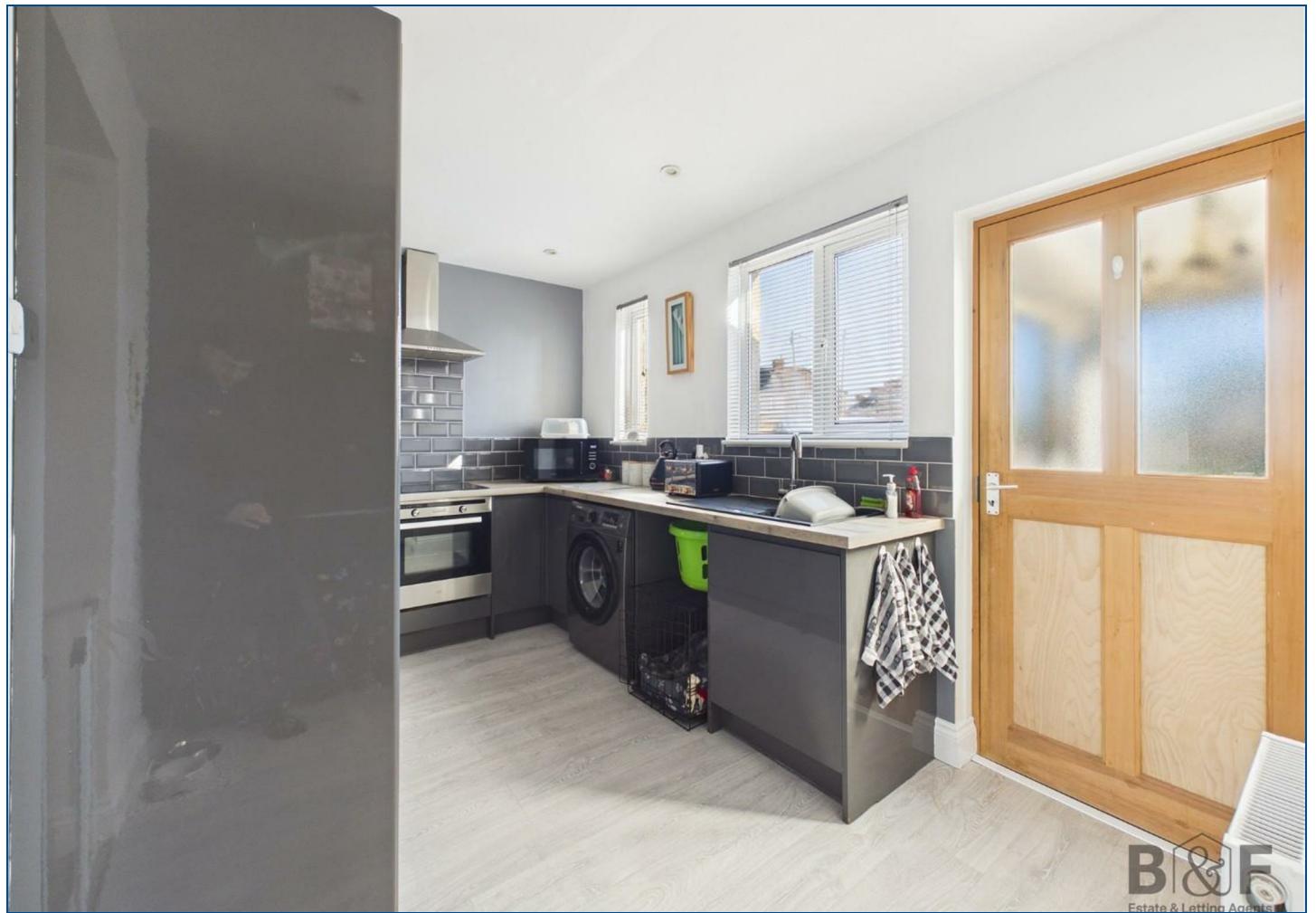
t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk

141 High Street, Staple Hill, Bristol, BS16 5HQ



26 Wellington Road, Kingswood, Bristol, BS15 1PS

£299,950



Brunt & Fussell are delighted to offer for sale this well-presented two-bedroom end-of-terrace home, complete with a private enclosed garden and off-street parking.

The property has been modernised to a good standard in recent years, making it ideal for first-time buyers, small families, or investors seeking a ready-to-move-into home. Benefits include double glazing throughout, gas central heating, a contemporary fitted kitchen, and a stylish bathroom.

The accommodation briefly comprises a entrance hallway, lounge, a modern kitchen with ample storage and worktop space, a useful rear porch, and a ground-floor WC. Upstairs you will find two well-proportioned bedrooms and a modern bathroom.

Externally, the property enjoys an enclosed rear garden, offering a good degree of privacy and space for outdoor seating or gardening, along with the convenience of off-street parking.

Situated on a convenient road in Kingswood, the home is well placed for local shops, supermarkets, schools, and other everyday amenities, as well as regular bus routes providing easy access to Bristol city centre and surrounding areas. Energy Rating - D. Council tax band B

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR



Hallway 3'9" x 36'7"5"

Lounge 16'6" x 11'8"

Kitchen 7'9" x 12'0"

Rear Porch 5'7" x 6'2"

WC

First Floor Landing 3'1" x 4'7"

Bedroom One 10'9" x 11'9"

Bedroom Two 12'3" x 7'4"

Bathroom 8'9" x 7'0"

Outside

The front garden is laid to off street parking, pedestrian access leading to the rear. The rear garden principally laid to lawn and small patio area.

