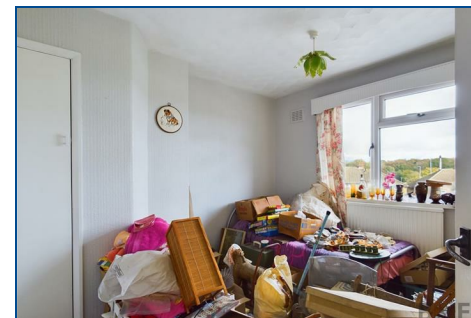
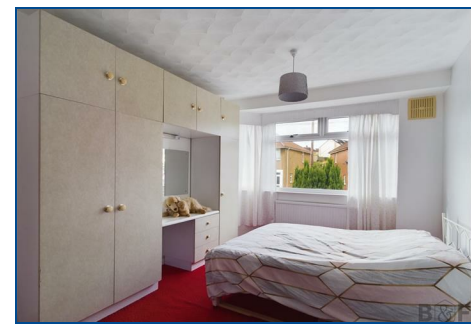
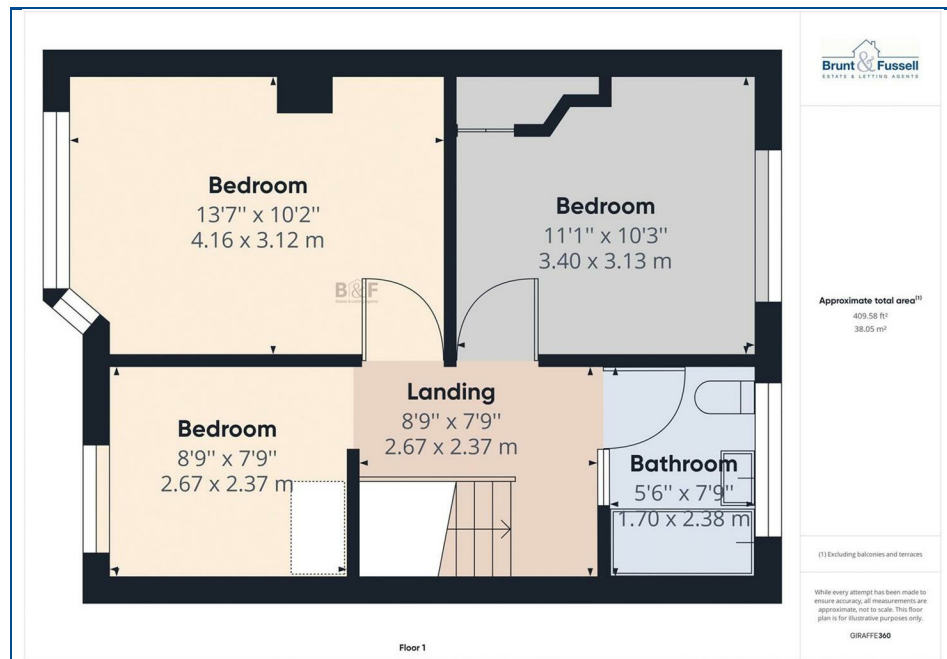
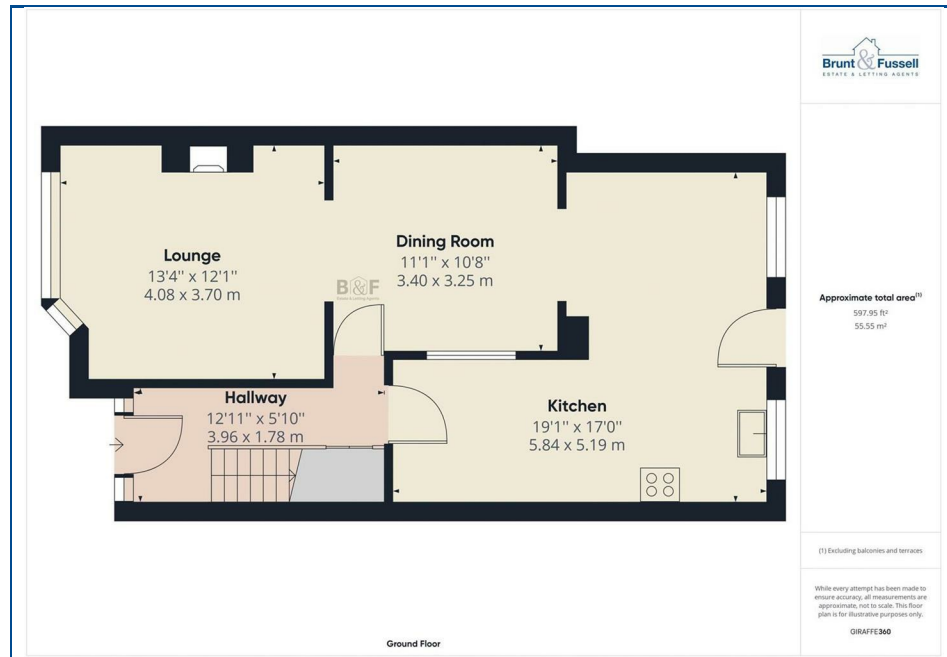


Brunt & Fussell

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



- No Onward Chain
- Three Bedrooms
- Extended Kitchen
- Popular Location
- Two Receptions
- Garage to Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.



Yew Tree Drive, Kingswood, BS15 4UA
Asking Price £300,000



Hallway

Lounge 13'4" x 12'1"

Dining Room 11'1" x 10'8"

Kitchen 19'1" x 17'0" max
L Shaped

First Floor Landing

Bedroom One 13'7" x 10'2"

Bedroom Two 11'1" x 10'3"

Bedroom Three 8'9" x 7'9"

Bathroom 7'9" x 5'6"

Outside

Garage

Offered with no onward chain is this extended family sized home which has been well loved but now requires cosmetic updating and modernisation. Situated on this popular road, the accommodation comprises hallway, lounge, dining room and full width extended kitchen and utility area. Upstairs are three bedrooms and bathroom. Outside are gardens to the front and rear, with garage at the rear also. With double glazing and central heating, viewing recommended. Energy Rating D, Council Tax Band C.

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

