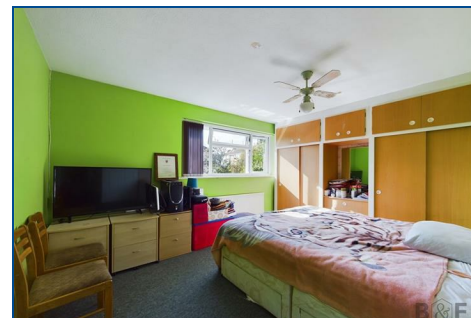
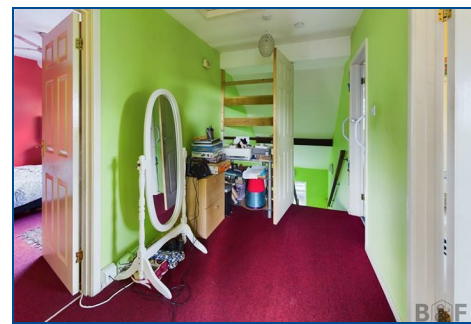
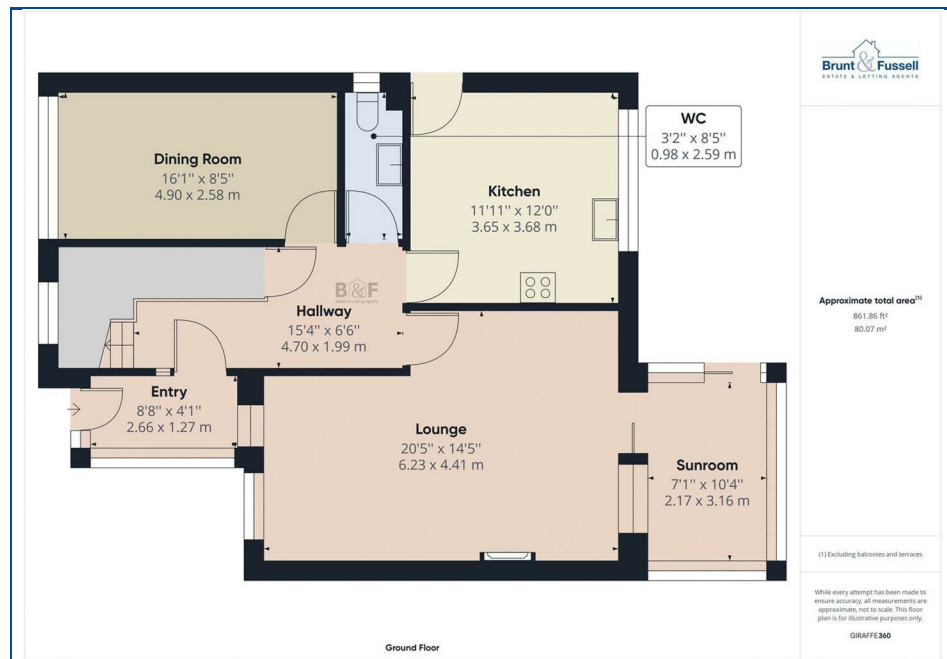
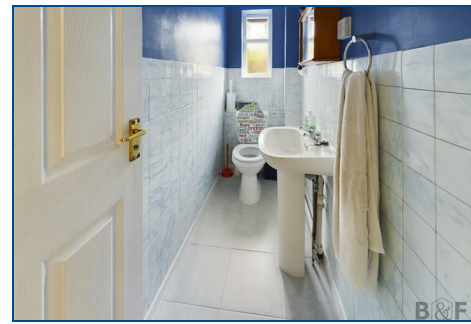


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Large Plot
- Garage
- Potential to Extend or Build
- Four Double Bedrooms
- Three Reception Rooms
- Backwater Location

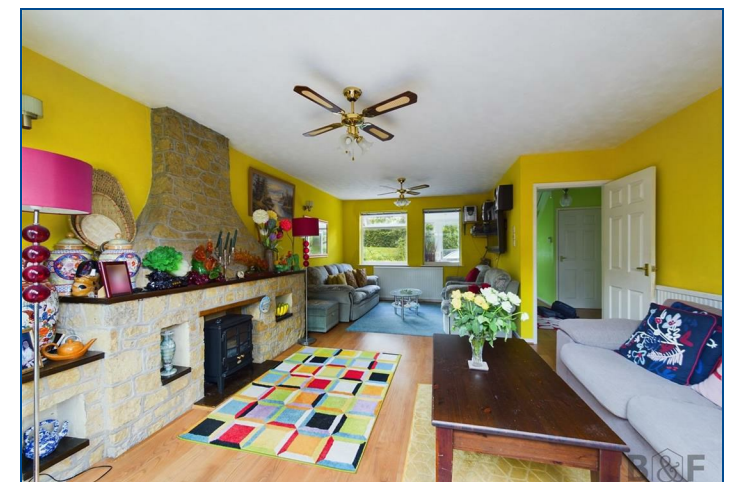
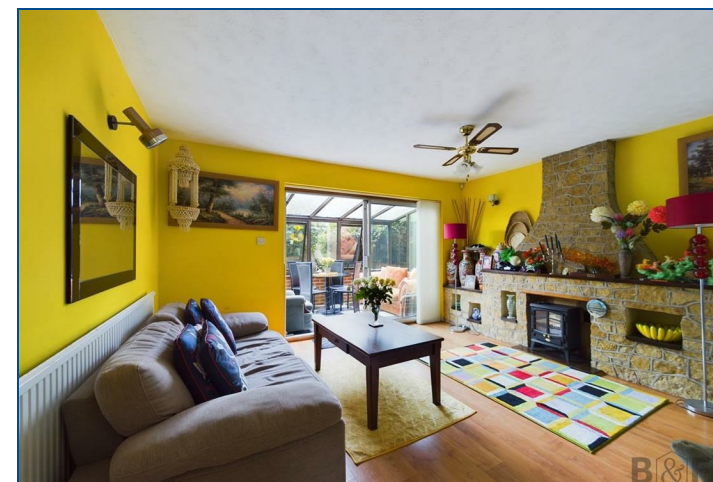
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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.



**Kents Green Kingswood, BS15 1XU**  
**Offers In Excess Of £450,000**



- Entrance Porch 8'8" x 4'1"
- Hallway 15'4" x 6'6"
- Dining Room 16'1" x 8'5"
- Cloakroom 3'2" x 8'5"
- Sun Room 7'1" x 10'4"
- Kitchen Breakfast Room 11'11" x 12'0"
- Lounge 20'5" x 14'5"
- First Floor Landing 9'4" x 6'6"
- Bedroom One 10'10" x 14'7"
- Bedroom Two 10'0" x 12'0"
- Bedroom Three 9'1" x 11'1"
- Bedroom Four 14'1" x 8'2"
- Family Bathroom 7'3" x 8'7"

**Outside**

Large fully enclosed mature gardens, principally laid to lawn. Ample off-street parking. Garage. Lots of scope to build other outbuilding's/garage/caravan space.

An individually built four bedroom detached house, set in a large plot, with potential for further development/extensions (subject to planning permission). The property is deceptively spacious and extremely versatile. The accommodation briefly comprises entrances porch, hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, first floor landing, four double bedrooms and family bathroom. Other benefits are gas central heating and PVC double glazing. The property is tucked away in this backwater with large mature gardens, ample parking and garage. This house is sure to appeal to the growing family or developer. Energy Rating D. Council Tax D.

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

