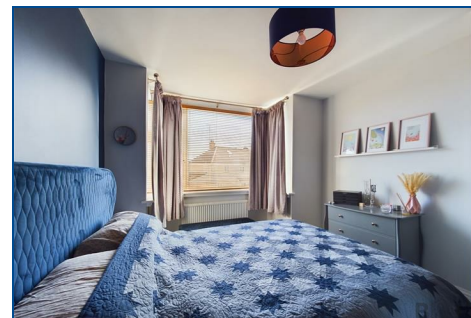
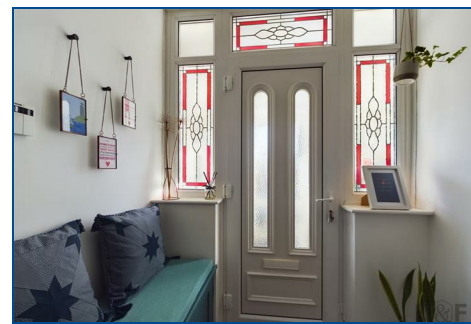
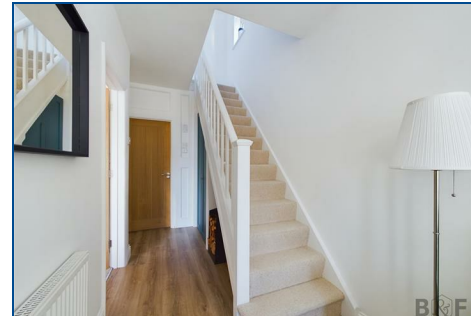


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Stunning Semi Detached
- Extended
- Multi Fuel Burner
- Vastly Improved
- Lovely Enclosed Garden
- Popular Road

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 65 | |
| 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.



Southfield Avenue, Kingswood, BS15 4BJ
£380,000



Storm Porch 3'0" x 4'8"

Hallway 14'5" x 5'10"

Downstairs Bathroom 7'7" x 6'3"

Kitchen 10'10" x 10'3"

Family/Dining Room 11'7" x 15'8"

Landing 8'9" x 3'10"

Bedroom One 13'9" x 10'7"

Bedroom Two 11'0" x 10'3"

Bedroom Three 7'5" x 6'10"

Family Bathroom 5'7" x 7'1"

Outside

Off street parking to the front and a lovely landscaped, enclosed garden to the rear.

We are delighted to offer for sale this stunning extended 3 bedroom semi-detached home with off street parking and enclosed garden. This property has been vastly improved in recent years and benefits from lounge with multi burner, fitted kitchen, extended family/dining room, two bathrooms, and three bedrooms. Other benefits include, double glazing and central heating. The house is situated on this popular road close to local amenities bus routes, and schools. We full recommend an early internal inspection. Energy Rating D. Council Tax band C.

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

