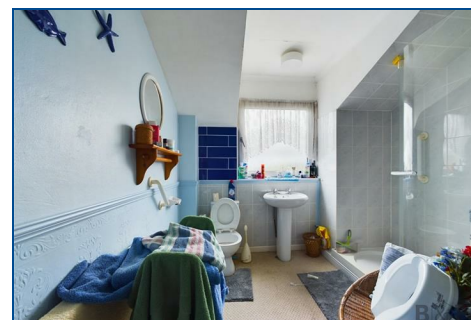
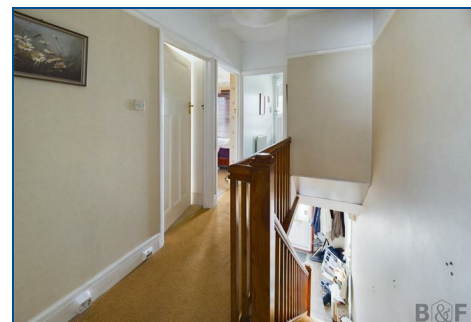
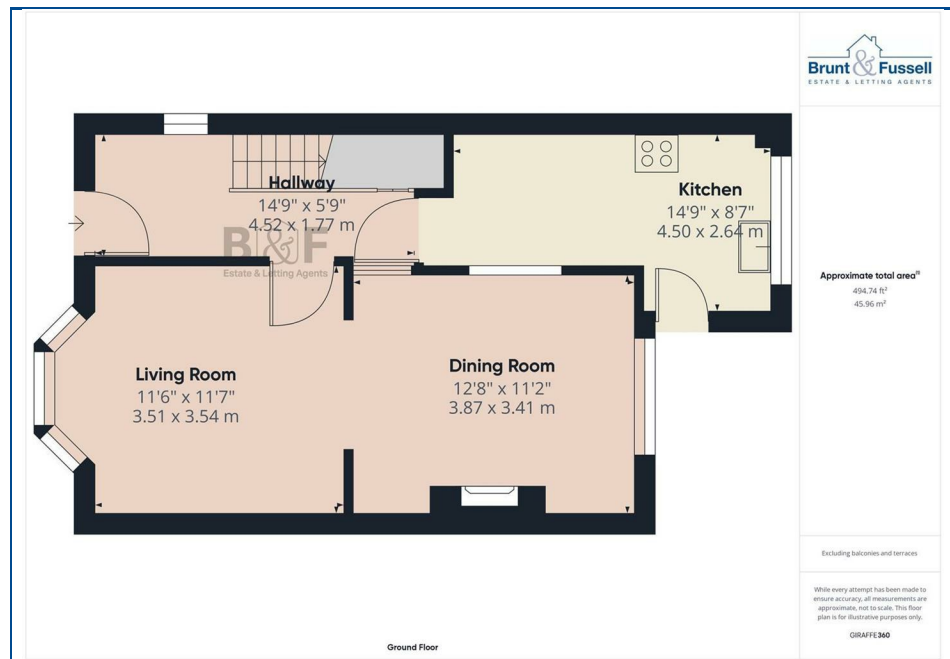
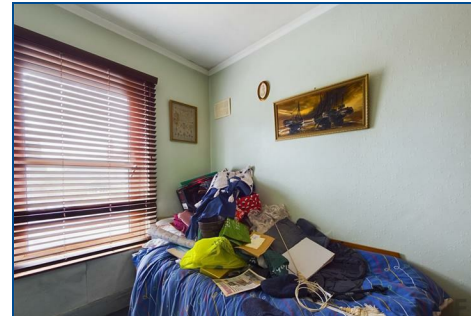


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- No Chain
- Three Bedrooms
- Dining Room
- Driveway
- Ample Garden
- Semi Detached
- Lounge
- Kitchen
- Garage
- Needs Modernisation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.



20 Chiphouse Road, Kingswood, BS15 4TS
Asking Price £325,000



Hallway 14'9" x 5'9"

Living Room 11'7" x 11'6"

Dining Room 12'8" x 11'2"

Kitchen 14'9" x 8'7"

Landing 9'11" x 6'2"

Bedroom One 12'9" x 11'3"

Bedroom Two 11'5" x 8'10"

Bedroom Three 8'5" x 6'7"

Bathroom 8'8" x 7'1"

Outside

Garage

Offered with no onward chain is this attractive, traditionally built 1920's three bedroom semi-detached house enclosed garden, garage and off-street parking. The property has been well maintained but does require modernisation, hence realistic asking price. The house does benefit from gas central with Worcester boiler installed in recent years and double glazing. The accommodation briefly comprises; hallway, lounge, dining room, kitchen, three bedrooms and extended family bathroom/dressing room. The house is situated on this popular road, close to local shops, schools, and with good access to the ring road and motorway network. Council Tax C. Energy Rating D.

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

