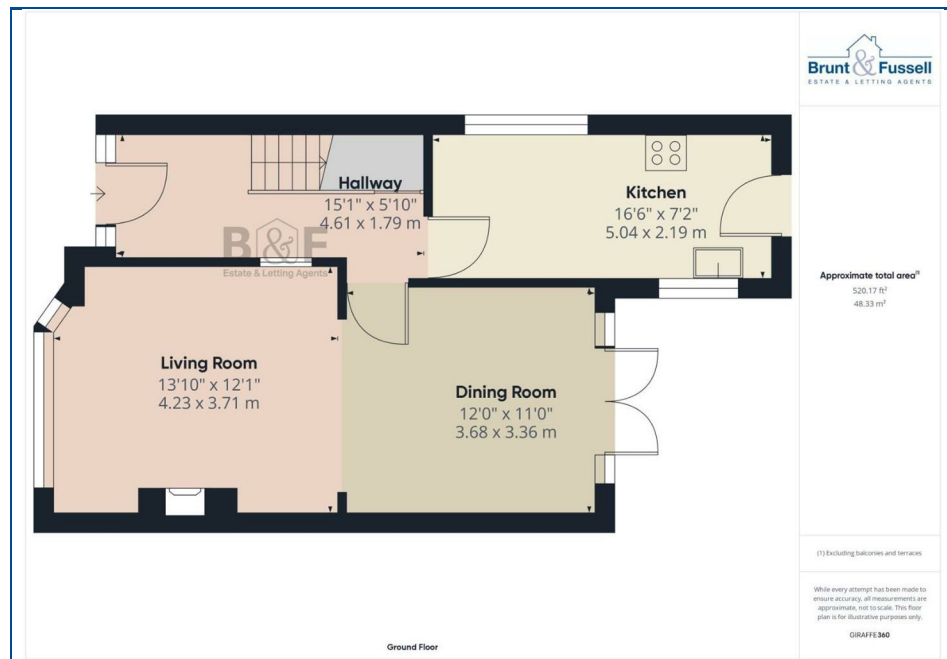
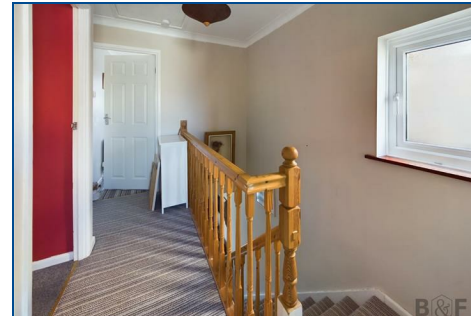


# Brunt & Fussell

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



- Fine Order Throughout
- Three Bedrooms
- Parking
- Garage
- Gas Ch & D/g
- Popular Location

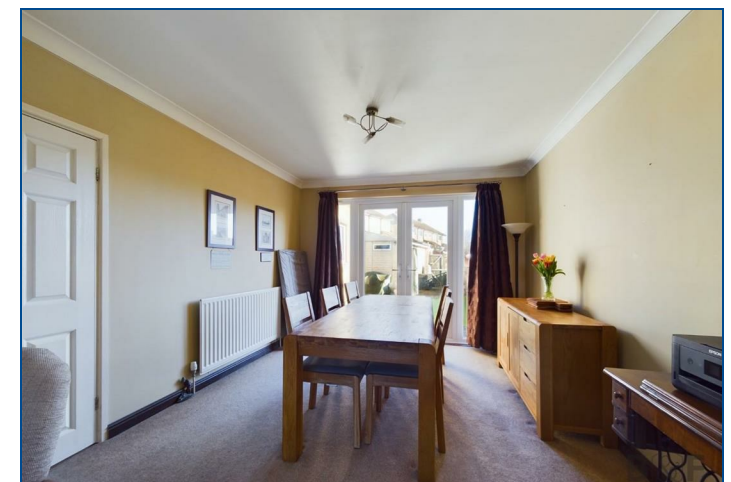
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**Spring Hill, Kingswood, BS15 1XT**  
**£347,500**



Storm Porch

Hallway 15'1 x 5'10

Sitting Room 13'10 x 12'1

Dining Room 12 x 11

Kitchen 16'6 x 7'2

Landing 9'7 x 3'9

Bedroom 14'7 x 10'7

Bedroom 12'2 x 11'9

Bedroom 9'2 x 7'5

Bathroom 5'6 x 6'5

Outside

Front garden is laid to block paving offering off street parking. Fully enclosed rear garden.

Garage

Approached via rear service lane.

It is our pleasure to offer for sale this fine three bedroom semi-detached house with enclosed rear garden, garage and block paving off-street parking. The property is very good decorative order throughout and briefly comprises storm porch, hallway, lounge, dining room, fitted kitchen, three bedrooms and family bathroom. Situated on this popular road close to local shops, schools and bus routes and the Bristol to Bath cycle path. The ring road is a short commute away. Only after an internal inspection can this lovely home be truly appreciated. Energy Rating D. Council Tax C.

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

