



- One Bedroom House
- Gas CH and D/g
- Off Street Parking
- Compact Garden
- Popular Location
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		67
(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.



**Broad Road, Kingswood, Bristol, BS15 IHS**  
**£199,000**





Entrance Vestibule 2'7" x 3'8"

Hallway 3'7" x 3'7"

Lounge 16'1" x 10'4"

Kitchen/Diner 9'4" x 12'1"

Landing 5'7" x 6'1"

Bedroom 10'1" x 10'4"

Bathroom 5'7" x 7'2"

Outside

Small enclosed front garden, Fully enclosed rear garden

Off-Street Parking

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

Offered with no onward chain, this fine one bedroom house with enclosed garden and off-street parking. The property is freehold and benefits from gas central heating and PVC double glazing. The rooms are deceptively spacious and briefly comprises entrance vestibule, hallway, lounge, kitchen/diner, bedroom and bathroom. The house is situated in this convenient location, close to the amenities of Kingswood. In our opinion this property is ideal for the first time-buyer/investor. Council Tax Band B. Energy Rating D.

