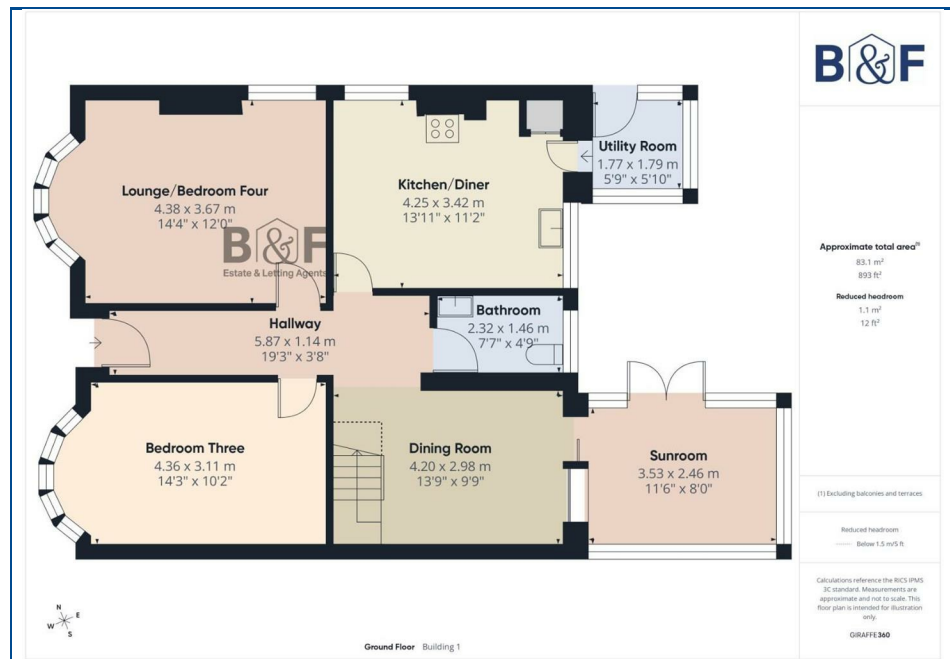
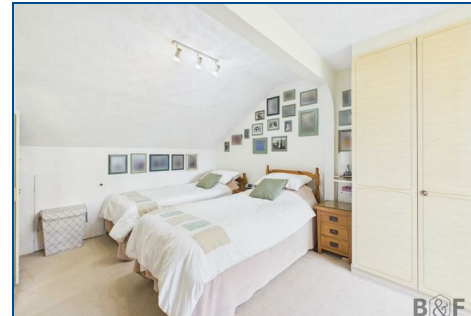


Brunt & Fussell

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



- Detached Bungalow
- Three/Four Bedrooms
- Workshop & Summer House
- Shower Room & Bathroom
- Large Wraparound Gardens
- Off Street Parking
- Cul-De-Sac
- Sought After Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		62	83
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.



13 Baglyn Avenue, Kingswood, Bristol, BS15 4XS
£550,000



- Hallway 19'3" x 3'8"
- Lounge/Bedroom 14'4" x 12'0"
- Bedroom/Reception Room 14'3" x 10'2"
- Kitchen/Diner 13'11" x 11'2"
- Utility Room 5'9" x 5'10"
- Shower Room 7'7" x 4'9"
- Dining Room 13'9" x 9'9"
- Sun Room 11'6" x 8'0"
- Landing 2'11" x 4'2"
- Bedroom One 19'6" x 7'8"
- Bedroom Two 8'4" x 14'0"
- Office/Walk in Wardrobe 7'4" x 9'5"
- Family Bathroom 7'4" x 7'6"
- Workshop 8'11" x 13'6"
- Summerhouse 7'10" x 7'11"
- Fully Enclosed Wrap Round Garden
- Off Street Parking

We are delighted to present this deceptively spacious and highly versatile three/four-bedroom detached bungalow, ideally positioned within a sought-after cul-de-sac setting. The property benefits from a loft extension and so offers flexible accommodation well suited to a range of buyers, including growing families or those seeking multi-generational living.

The home benefits from gas central heating and double glazing throughout, along with off-street parking and a former garage that has been converted into a workshop space. Internally, the accommodation is well proportioned and adaptable, comprising an entrance hall, a lounge, kitchen with a utility room directly off it, and a bright conservatory overlooking the garden. There is also a ground floor shower room and additional reception space that could currently be used as a bedroom.

Upstairs, there is a family bathroom and two well-sized bedrooms, one of which enjoys access to a separate office area that offers excellent potential to be transformed into an en-suite or a walk-in wardrobe.

Externally, the property truly stands out, occupying a corner plot with a large, mature wraparound garden that provides a high degree of privacy along with ample space for outdoor enjoyment, gardening, or entertaining.

An early internal viewing is highly recommended to fully appreciate the size, flexibility, and potential this property has to offer.
Energy Rating: D. Council Tax band: D

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

