

# Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ



- Semi Detached House
- Popular Location
- Require Some Updating
- Double Glazing
- Off-Street Parking
- Three Bedrooms
- Huge Potential
- Gas Central Heating
- Garage
- Enclosed Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



**10 Cotswold View, Kingswood, Bristol, BS15 1TX**  
**£288,000**



Hallway 5'4" x 12'0"

Kitchen/Dining Area 19'2" x 8'1"

Kitchen/Dining Area 13'5" x 15'9"

Landing 3'6" x 7'10"

Bedroom One 12'5" x 10'3"

Bedroom Two 10'11" x 11'8"

Bedroom Three 8'4" x 8'4"

Bathroom 6'9" x 5'5"

Outside

Gardens to front and rear.

Garage

A traditionally built double bayed three bedroom semi-detached house with attached garage and enclosed garden. This property offers good size accommodation that comprises hallway, living room, kitchen/dining room area, first floor landing, three bedrooms and bathroom.

The property is best described as tired, and requires some updating, but the property make a lovely family home. wou. The ut would make a lovely family home.

Situated in this popular location close to local amenities and bus routes.

Energy Rating TBC. Council Tax C.

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

