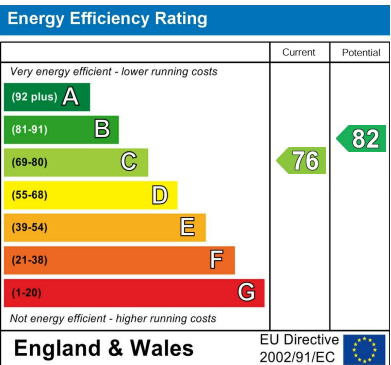


- Three Bedroom House
- Modern Kitchen & Shower Room
- Enclosed Gardens
- Off Street Parking
- Double Glazing
- Well Presented Throughout
- Popular Location
- Garage
- Gas Cental Heating
- Energy Rating C



#### 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.

# Brunt & Fussell

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



**48 Whitecroft Way, Kingswood, Bristol, BS15 9YN**  
**£310,000**





- Porch
- Hallway
- Living Room
- Kitchen/diner
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three/ Office
- Shower Room
- Fully Enclosed gardens
- Garage
- Off Street Parking

Brunt & Fussell are pleased to offer for sale this well-presented three-bedroom terraced home, complete with an enclosed rear garden, garage, and off-street parking.

This attractive property benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises an entrance hallway providing access to a lounge, which offers a welcoming space for relaxation. To the rear is a spacious kitchen/diner, providing ample room for family meals and entertaining.

To the first floor are three well-proportioned bedrooms, offering flexibility for family living, home working, or guest accommodation, along with a shower room.

Externally, the enclosed rear garden provides a secure and private outdoor space, suitable for children, pets, or outdoor dining. The property further benefits from a powered garage and off-street parking, adding to its overall convenience.

Whitecroft Way is a popular and well-established residential location, particularly sought after by families. The property is within close proximity to Courtney Primary School and several other well-regarded local schools. Kingswood High Street, Gallagher Retail Park, and the Bristol ring road are all easily accessible, offering a wide range of shopping, leisure, and transport links.

In our opinion, this property would be an excellent purchase for a first-time buyer or a young family looking for a well-located home with strong local amenities.  
Energy Rating: C. Council Tax Band: B

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

