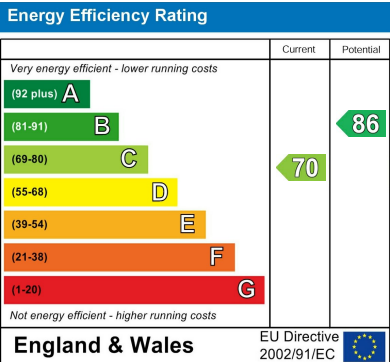




- Terraced House
- Large Bathroom
- Good Size garden
- Three Bedrooms
- Lounge/ Diner
- Off Street Parking



MONEY LAUNDERING REGULATIONS 2003

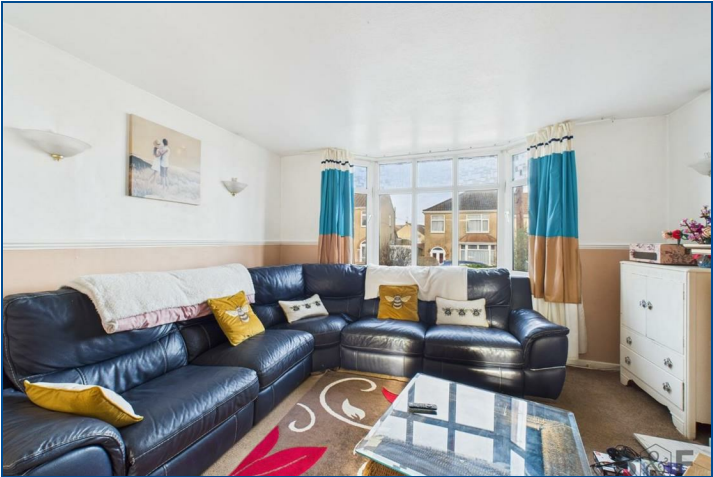
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



77 Yew Tree Drive, Kingswood, Bristol, BS15 4UD
£315,000



Porch

Hallway 5'6" x 11'10"

Lounge 13'5" x 12'4"

Dining Room 11'9" x 11'4"

Kitchen 7'0" x 14'2"

Landing 3'9" x 7'4"

Bedroom One 9'10" x 11'6"

Bedroom Two 9'8" x 10'2"

Bedroom Three 7'1" x 9'3"

Family Bathroom 9'2" x 5'2"

Garden

Private Lane/ Off Street Parking

Offered for sale is this three-bedroom terraced home situated on the popular Yew Tree Drive. The accommodation briefly comprises a porch, hallway, and a spacious open-plan lounge/diner, along with a kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a generous family bathroom. Externally, the property benefits from a good-sized rear garden with access to a private lane owned by the property, providing valuable off-street parking. While the home is presented in good order throughout, it offers excellent potential for modernisation, allowing prospective buyers to put their own stamp on the property. Ideally located close to local amenities, highly regarded schools, and regular bus routes into the city centre, this property is sure to appeal to families and first-time buyers alike. Council Tax Band C. Energy Rating C.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

