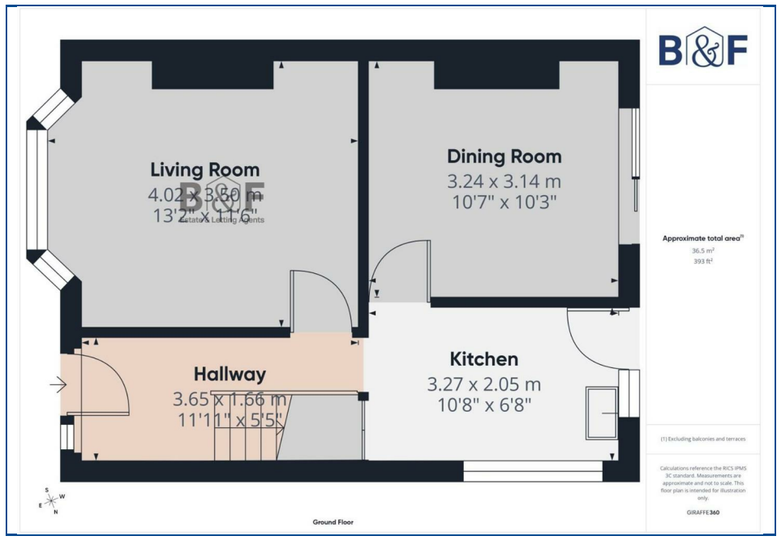
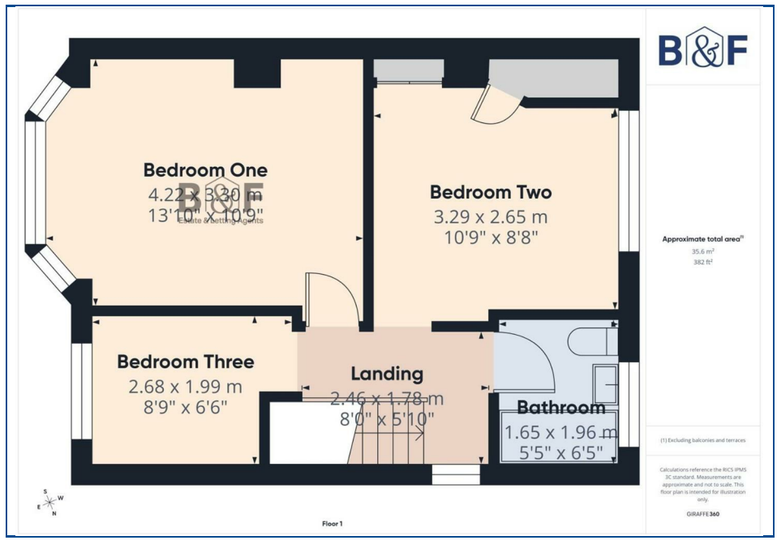
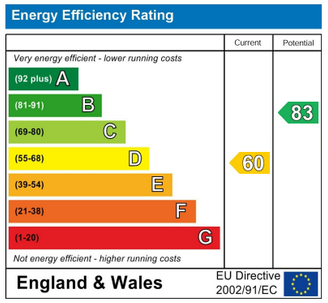




- No Chain
- New Kitchen
- Double Glazing
- Popular Cul-de-Sac
- Rewired
- Gas Central Heating
- Enclosed Garden
- Hardstanding
- Must Sell



MONEY LAUNDERING REGULATIONS 2003

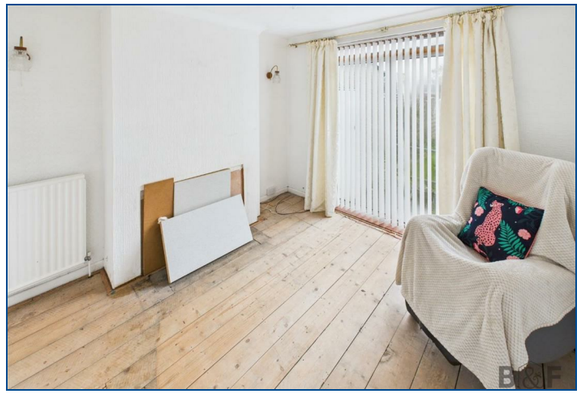
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ



8 Deerhurst, Kingswood, Bristol, BS15 1XH
Asking Price £305,000

Offered to the market with no onward chain, this attractive three-bedroom end-of-terrace home is ideal for families and buyers seeking a well-located, move-in-ready property.

The house features a mature, enclosed rear garden and hardstanding to the rear providing off-street parking or potential garage space. Further benefits include a recent rewire, double glazing, and gas central heating. The accommodation comprises an entrance hallway, comfortable living room, separate dining room and fitted kitchen on the ground floor, with three bedrooms and a family bathroom upstairs.

Situated in a popular yet quiet cul-de-sac, the property is conveniently positioned for local amenities and transport links, with good bus routes and easy access to the ring road. The home is within walking distance of St Stephen's School and also close to Soundwell Leisure Centre and Brunel Care Home, adding to its appeal for families and those wanting strong community facilities nearby.

Priced for a quick sale, this is a fantastic opportunity and early viewing is highly recommended. Council Tax Band C. Energy Rating D.

Please Interact With Our Market Leading Virtual Tour

Hallway 11'11 x 5'5

Living Room 13'2 x 11'6

Dining Room 10'7 x 10'3

Kitchen 10'8 x 6'8

Landing 8 x 5'10

Bedroom One 13'10 x 10'9

Bedroom Two 10'9 x 8'8

Bedroom Three

Bathroom 5'5 x 6'5

Outside

Front Garden

Rear Garden

Garage Space/Parking