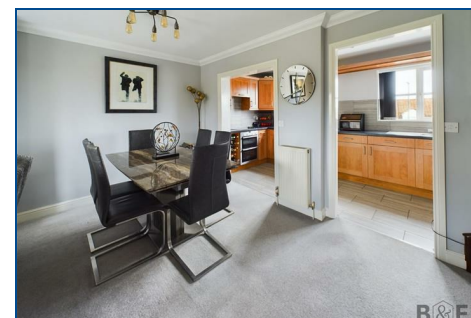
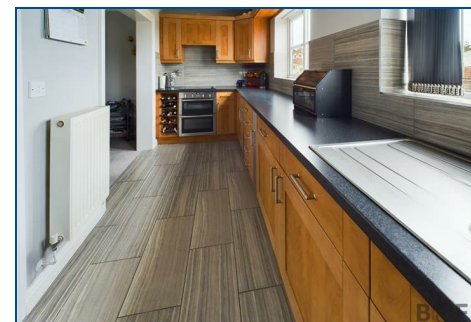
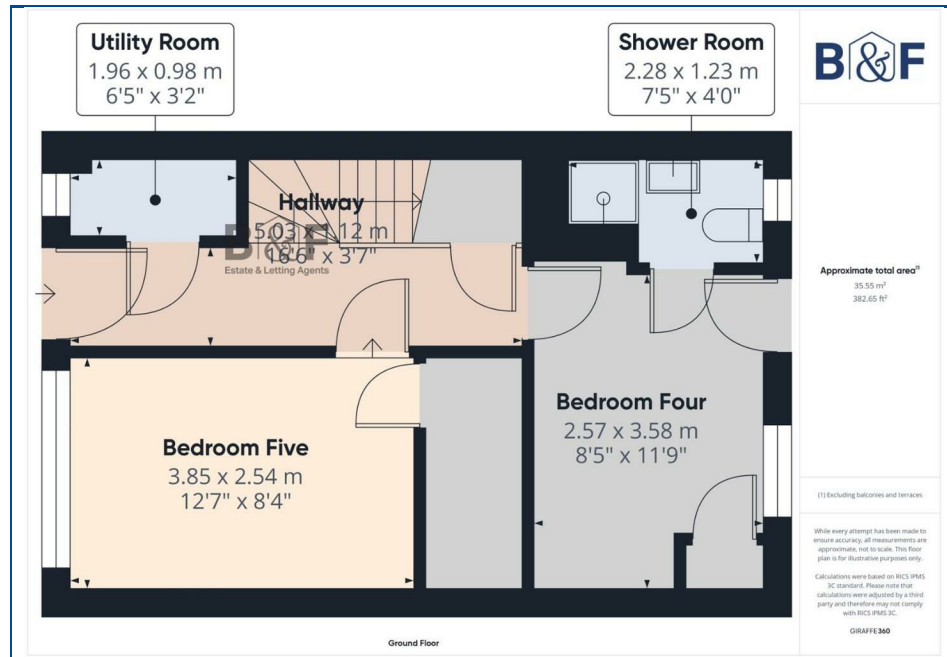


# Brunt & Fussell

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



- Five Bedrooms
- Lounge/Dining Room
- Good Order Throughout
- uPVC Double Glazing
- Enclosed Garden
- Three Bathrooms
- Fitted Kitchen
- Gas Central Heating
- Ample Parking
- Large Family Home

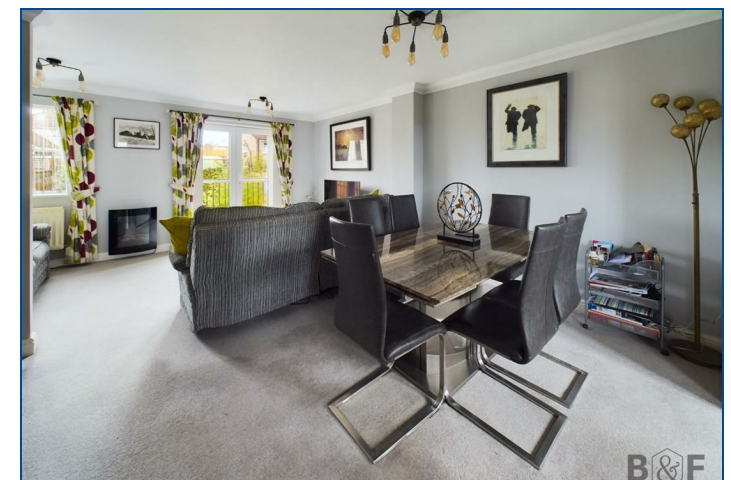
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### 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.



**1 Blue Falcon Road, Kingswood, Bristol, BS15 1UP**  
**£445,000**



- Hallway 16'6 x 3'7
- Bedroom Five 12'7 x 8'4
- Utility Room 6'5 x 3'2
- Bedroom Four 8'5 x 11'9
- En-Suite 7'5 x 4
- First Floor Landing
- Lounge/Dining Room 18'3 x 16
- Kitchen 6'3 x 15'11
- Second Floor Landing 3'9 x 6'11
- Bedroom One 10'2 x 10'1
- En-Suite
- Bedroom Two 8'4 x 9'1
- Bedroom Three 7'6 x 6'9
- Family Bathroom 6'5 x 5'9
- Outside
- Ample Off-Street Parking
- Rear Garden 6'4 x 5'4

We are delighted to be able to offer for sale this five bedroom end of terrace home with enclosed garden and ample off-street parking. The property is deceptively spacious and extremely versatile, and would suit the larger family. The house is spread over three floors. The ground floor has been used as a separate annexe, which would ideally suit the elderly relative or teenagers. The accommodation comprises hallway, utility room, two bedrooms (one with en-suite) to the ground floor with a lounge/dining room and fitted kitchen to the first floor, and three further bedrooms (master with and en-suite ) and family bathroom to the second floor. The house is good order throughout. Other benefits include uPVC double glazing and gas central heating. The property is tucked away in this popular cul-de-sac, close to local shops, bus routes, schools. The ring road and motorway network is a short commute away, offering good access to Bristol and Bath. Rarely do properties of this size and quality come to the market. We fully recommend an early viewing. Energy Rating TBC. Council Tax D.

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

