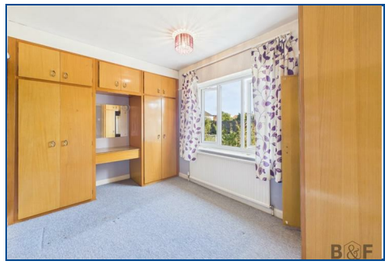
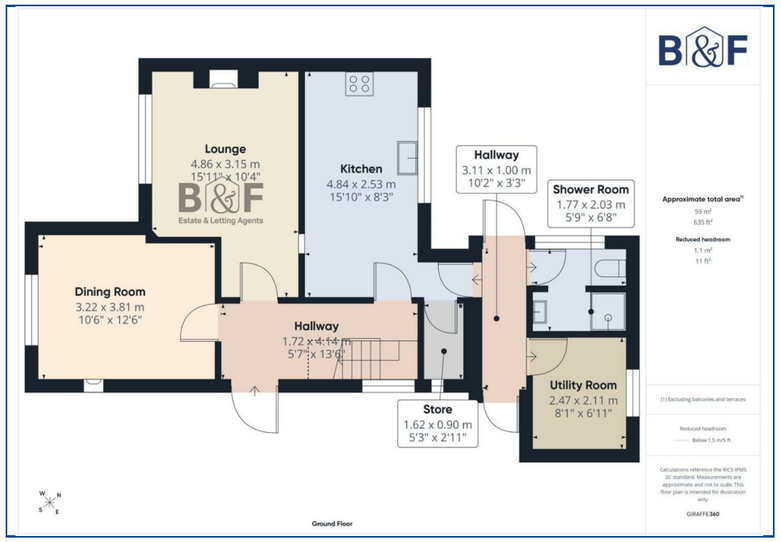
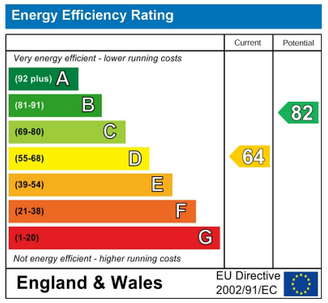




- No Onward Chain
- Requiring Refurbishment & Modernisation Throughout
- Large Rear Garden & Front Garden
- Off-Street Parking
- Spacious Three-Bedroom Family Home
- Fantastic Potential to Put Your Own Stamp On
- Two Bathrooms
- Convenient for Local Schools, Shops & Amenities



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

7 Highview Road, Bristol, BS15 4QL

£320,000

Hallway 5'7" x 13'6"

Dining Room 10'6" x 12'5"

Lounge 15'11" x 10'4"

Kitchen 15'10" x 8'3"

Store Room 5'3" x 2'11"

Hallway 10'2" x 3'3"

Shower Room 5'9" x 6'7"

Utility Room 8'1" x 6'11"

Landing 5'7" x 4'11"

Bedroom One 12'9" x 8'2"

Bedroom Two 10'6" x 10'1"

Bedroom Three 8'11" x 10'3"

WC 2'7" x 5'2"

Bathroom 5'8" x 5'6"

Large Garden

Off Street Parking

Brunt & Fussell are delighted to offer to the market this substantial three-bedroom family home, situated in a popular residential location in Kingswood. Although requiring refurbishment and modernisation throughout, the property remains perfectly liveable and offers an exciting opportunity for buyers looking to get their teeth stuck into a project and create a home to their own taste and requirements.

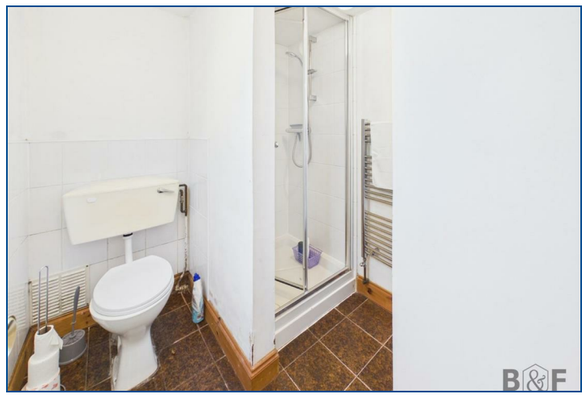
The generously proportioned accommodation comprises two separate reception rooms, a kitchen, utility room, store room, and a downstairs shower room. Upstairs, there are three good-sized bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a generous rear garden, along with a front garden and the added convenience of off-street parking.

Highview Road is conveniently positioned for access to a range of local amenities, shops and well-regarded schools, making it an excellent location for families. The ever-popular Page Park is also within easy reach, offering beautiful green space, a café and recreational facilities. The nearby Bristol and Bath Railway Path is ideal for walking, cycling and commuting, whilst excellent transport links provide convenient access to Bristol city centre and the surrounding areas.

Whilst the property would benefit from updating throughout, its generous accommodation, substantial garden and excellent potential make it an ideal purchase for families, investors or buyers looking for a rewarding renovation project.

An excellent opportunity to acquire a spacious family home with huge potential in a popular and convenient location. Early viewing is highly recommended!

Council Tax band: B
Energy Rating: D
Tenure: Freehold.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR