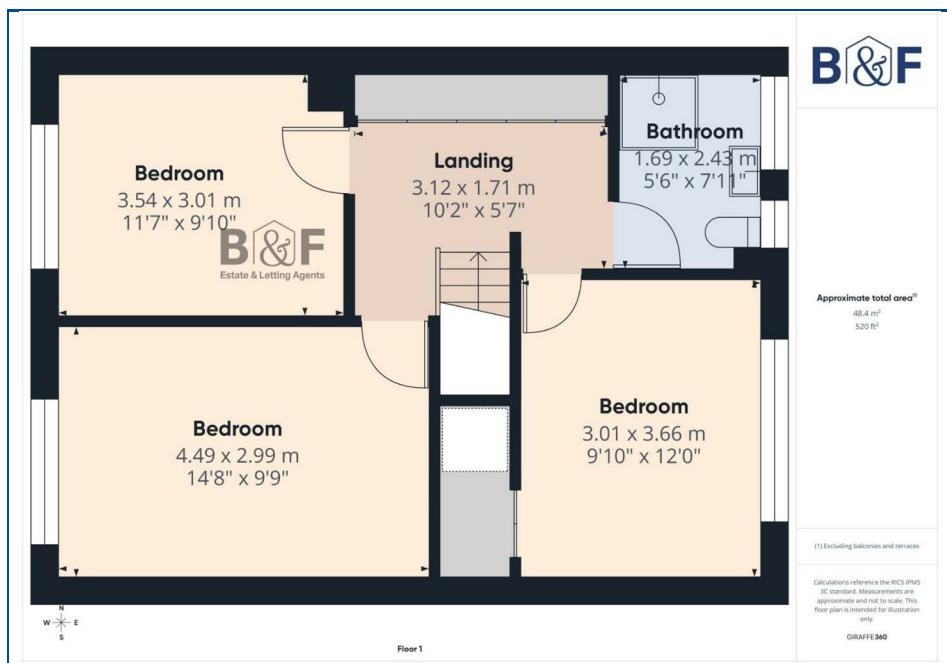




**t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk**

141 High Street, Staple Hill, Bristol, BS16 5HQ



- No Onward Chain
- Cul De Sac
- Off Street Parking
- Gas Central Heating
- Close To Local Amenities
- Three Double Bedrooms
- Garage
- Open Plan Lounge/Diner
- Modern Shower Room
- Energy Rating D

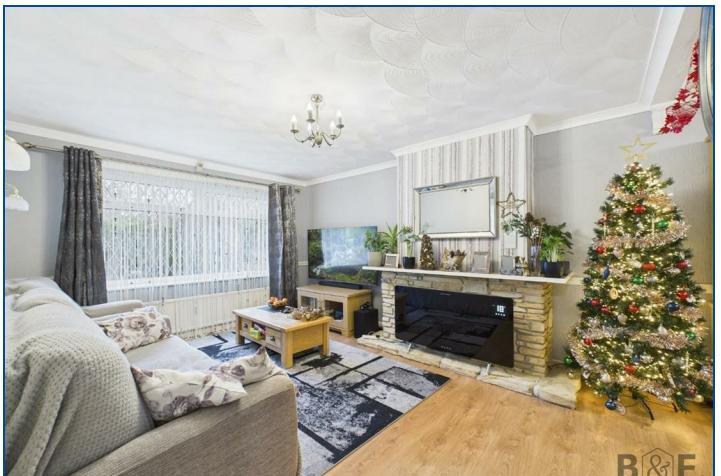
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	81	62
<small>EU Directive 2002/91/EC</small>		

#### 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.

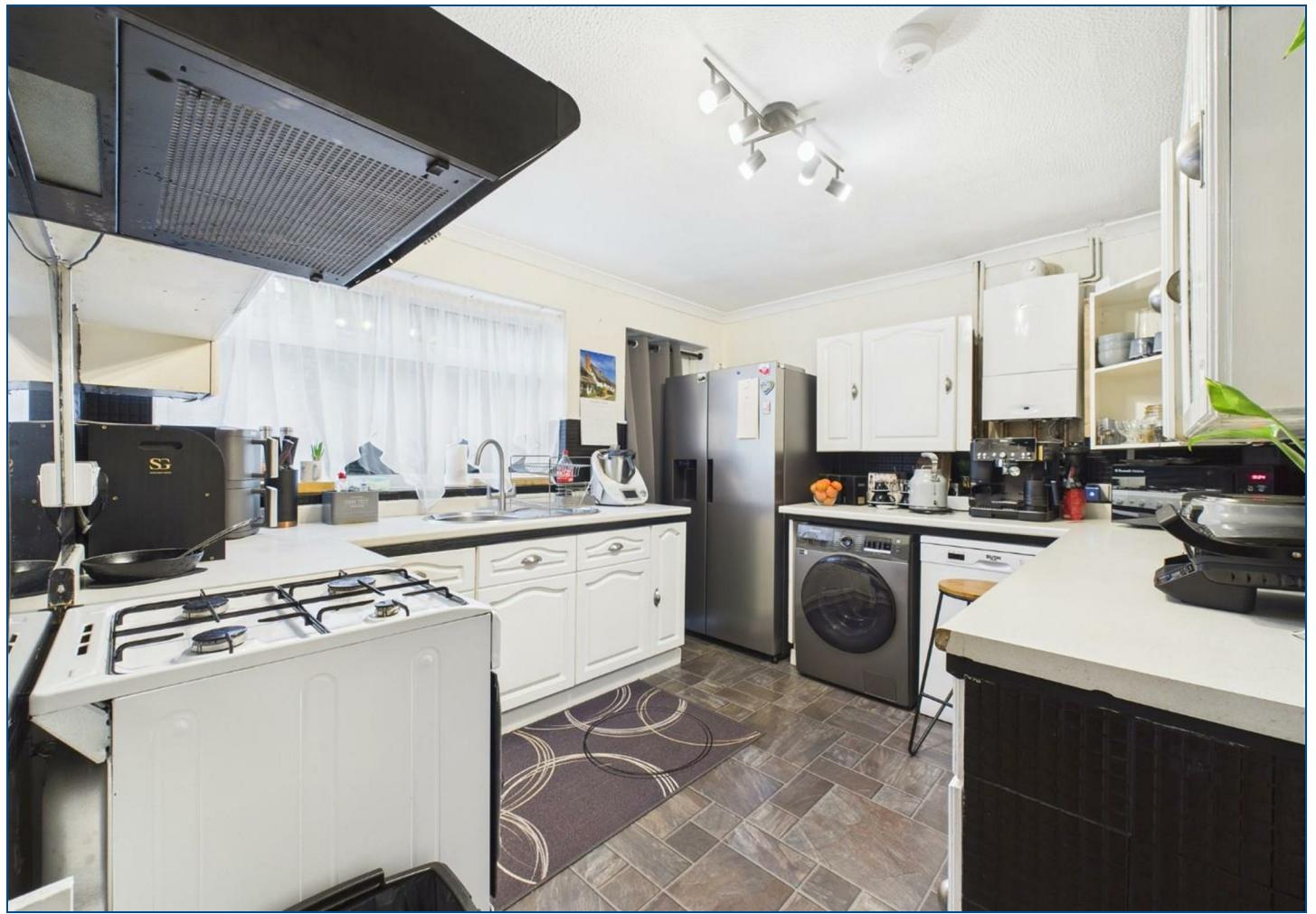
#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



**10 Peacocks Lane, Kingswood, Bristol, BS15 8DD**

**£350,000**



Offered for sale with no onward chain, this well-presented three-bedroom semi-detached home provides spacious and versatile accommodation, ideal for young families. The property benefits from an enclosed rear garden, off-street parking, and a garage, offering both practicality and convenience. Internally, the accommodation is well proportioned and briefly comprises a entrance hallway, downstairs cloakroom, a generous lounge/diner, and a fitted kitchen with access to the garden. Upstairs, there are three double bedrooms, along with a modern shower room. Further advantages include gas central heating and uPVC double glazing throughout. Set within a quiet backwater location, the property enjoys a peaceful setting while remaining close to the wide range of shops, amenities, and leisure facilities available in Kingswood. Well-regarded local schools and regular bus routes into Bristol city centre are also conveniently nearby.

Council Tax Band: C. Energy Performance Rating: D

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

Hallway 6'1" x 7'11"  
Cloak Room 2'10" x 5'2"  
Lounge/Diner 28'2" x 11'7"  
Kitchen 9'11" x 12'0"  
Conservatory 7'3" x 7'5"  
Landing 10'2" x 5'7"  
Bedroom One 14'8" x 9'9"  
Bedroom Two 9'10" x 12'0"  
Bedroom Three 11'7" x 9'10"  
Shower Room 5'6" x 7'11"  
Garage  
Garden  
Off Street Parking

