



- No Chain
- Four Bedrooms
- Kitchen/Diner
- Double Glazed
- Off-Street-Parking and Garage
- Detached
- Spacious Rooms
- Family Bathroom
- Gas Central Heating
- Mature Garden

#### 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.

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		
England & Wales	EU Directive 2002/91/EC	



47 Spring Hill, Kingswood, Bristol, BS15 1XR  
Asking Price £450,000



## Hallway

Living Room 14'5 x 11'11

Kitchen/Diner 10'11 x 18

Bedroom Three 13'5 x 11'4

Bedroom Four 11'10 x 11'6

Utility Area 3 x 4

Landing 5 x 6

Bedroom One 15'1 x 11'6

Bedroom Two 9'10 x 14'10

Bathroom 5'1 x 11'9

## Outside

Mature Front Garden

Drive for Several Vehicles

Detached Garage

Enclosed Rear Garden

Offered with no chain. This deceptively spacious four bedroom detached family home with enclosed mature garden, garage and ample-off street parking,

The property offers extremely generous and versatile living accommodation comprising hallway, living room, kitchen/diner, and two double bedrooms on the ground floor with two further double bedrooms and family bathroom to the first floor. Outside there are mature gardens to front and rear with a drive offering ample off street parking leading to detached garage.

Situated on this popular road, with good access to the Bristol City Centre and the ring road. The property is in the catchment for all local schools.

We fully recommend an early viewing.

Council Tax D. Energy Rating Band D.

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

