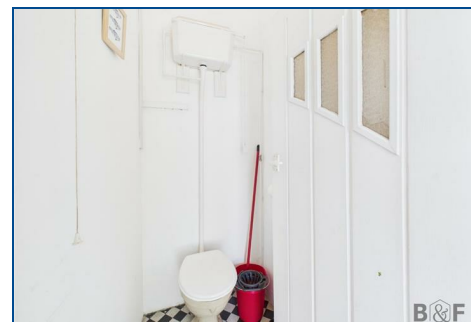
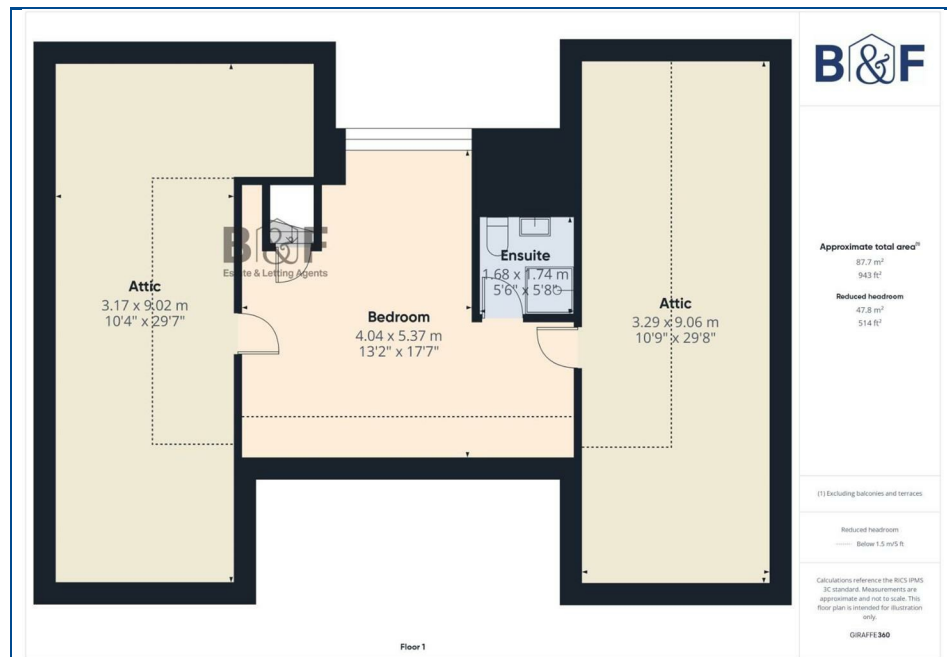
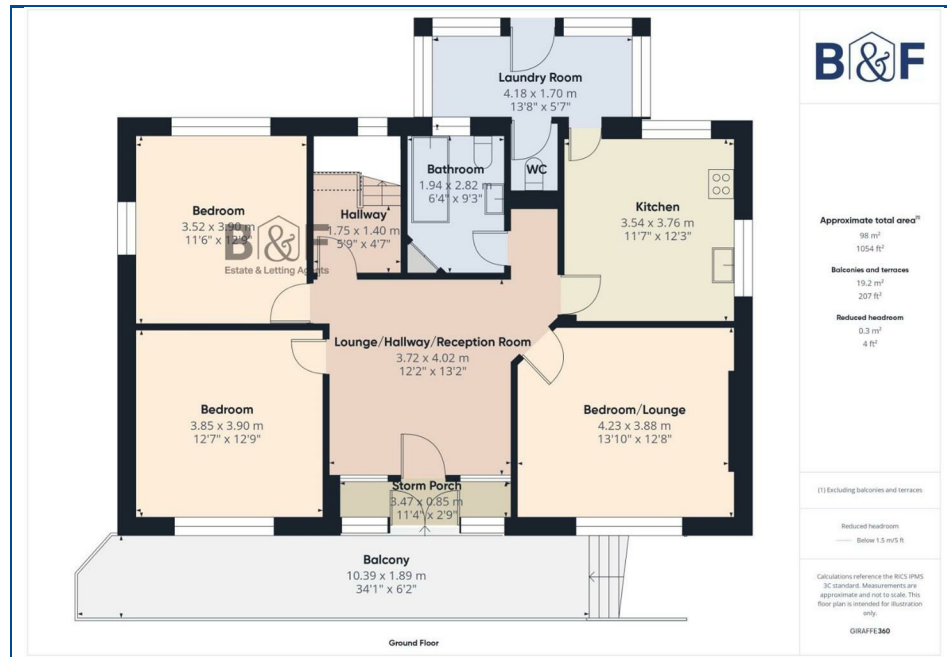
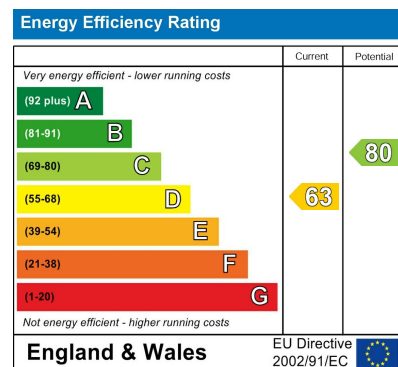


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Detached Bungalow
- Substantial Garage
- Large Driveway
- Gas C/h & D/g
- Four Bedrooms
- Charming Garden
- Two Bathrooms
- Energy Rating D



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.



29 Orchard Road, Kingswood, Bristol, BS15 9TH
Offers Over £450,000



- Storm Porch 11'4" x 2'9"
- Lounge/Reception 12'2" x 13'2"
- Bedroom Two/Lounge 13'10" x 12'8"
- Bedroom Three 12'7" x 12'9"
- Bedroom Four 11'6" x 12'9"
- Kitchen 11'7" x 12'4"
- Laundry Room 13'8" x 5'6"
- WC
- Bathroom 6'4" x 9'3"
- Landing 5'8" x 4'7"
- Bedroom One 13'3" x 17'7"
- Ensuite 5'6" x 5'8"
- Attic Eves Cupboard 10'4" x 29'7"
- Attic Eves Cupboard 10'9" x 29'8"
- Garage 13'1" x 29'4"
- Garage Loft 132'3" x 21'9"

Offered for sale with vacant possession, this impressive and deceptively spacious three/four-bedroom detached bungalow presents a fantastic opportunity for a range of buyers. Set on a generous plot, the property benefits from a large driveway and a substantial detached garage.

The accommodation is highly flexible, with each room adaptable to suit a buyer's needs. In brief, it comprises a large hallway/lounge/reception room, a spacious lounge or bedroom, and a modern open-plan kitchen/diner. There is also a utility room and WC, along with two well-proportioned double bedrooms and a family bathroom on the ground floor. Upstairs there is the main bedroom and ensuite, as well as access into the eaves which provides ample storage.

Externally, the home offers ample off-street parking and well-maintained, enclosed mature gardens, providing both privacy and outdoor enjoyment.

A standout feature is the large detached garage to the front, believed to have once been a miner's cottage. This offers excellent potential for car enthusiasts, workshop use, or possible development (subject to the necessary planning permissions). The garage also benefits from a fully boarded loft space.

Ideally situated on a popular residential road, the property is conveniently located close to local amenities, reputable schools, and bus routes, with excellent access to the ring road and motorway network. Additional benefits include double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Energy Rating: D. Council Tax Band: D

PLEASE INTERACT OUR MARKET LEADING VIRTUAL TOUR

