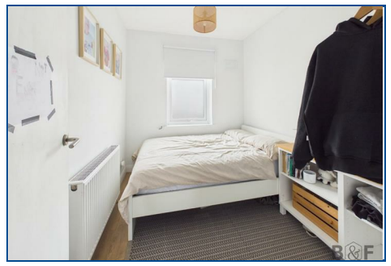
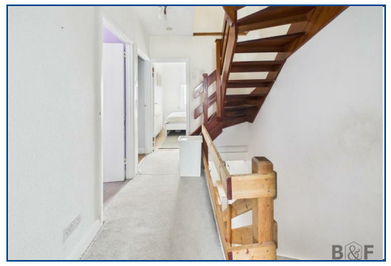
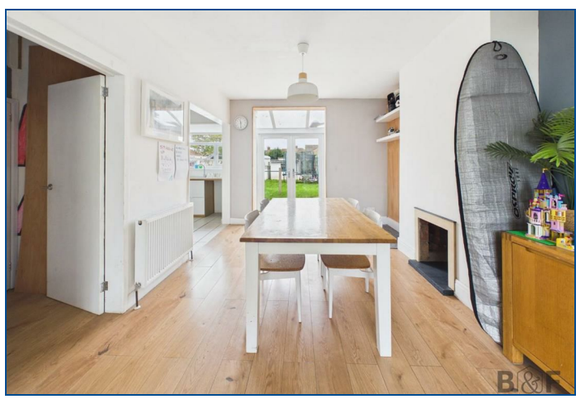


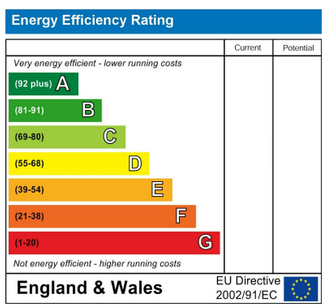


Brunt & Fussell

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



- Four Bedroom
- Cloakroom
- Modern Bathroom
- Potential Parking to Front
- Rear Parking
- Two Reception Rooms
- Kitchen
- Enclosed Garden
- Garage
- D/g and Gas CH



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.

441 Speedwell Road, Kingswood, Bristol, BS15 1ER
£359,950

Storm Porch 2'2 x 7'9

Hallway 6'8 x 5'9

Cloakroom 3'7 x 2'6

Lounge/Dining Room 27'1 1 x 10'11

Kitchen 11'1 x 6'9

Utility Area 3'2 x 8'1

Landing 9'11 x 6'9

Bedroom Two 12'1 x 10'2

Bedroom Three 12'8 x 8'8

Bedroom Four 8'8 x 7'6

Bathroom 5'7 x 7'1

Second Floor

Bedroom One 12'5 x 8'6

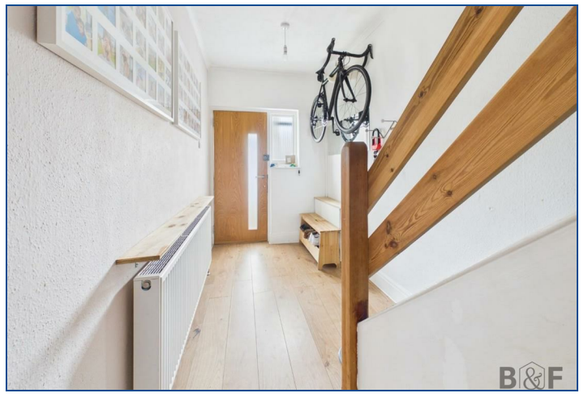
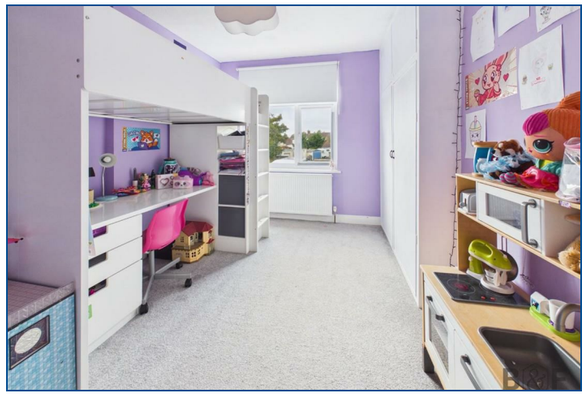
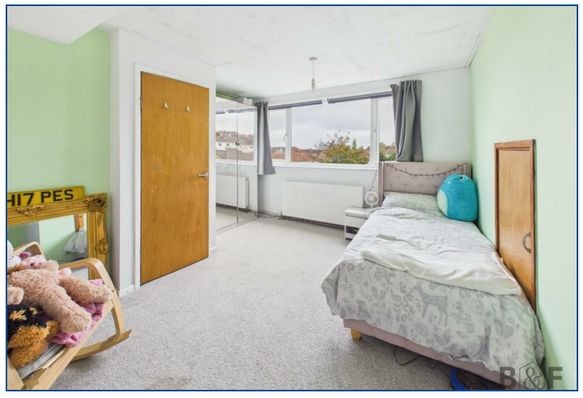
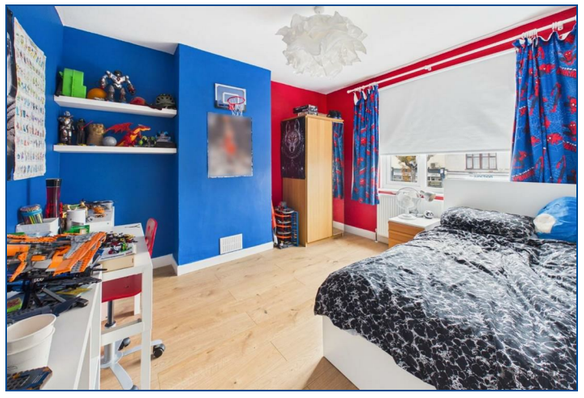
Outside

Front Garden

Rear Garden

Garage

Off-Street Parking

Offered with vacant Possession and situated close to all amenities including, schools, bus routes and good access to the Bristol City centre and motorway network, is this deceptively spacious four bedroom family home. The property has been extended to the rear and in the loft space to now offer accommodation comprising of, storm porch, hallway, cloakroom, living room, dining room, utility area and modern kitchen on the ground floor. Upstairs there three bedrooms to the first floor and bathroom, with a further bedroom to the second floor. The property is gas centrally heated, double glazed. Further benefits from enclosed rear garden with garage and off-street parking to the rear. there is further potential to create off-street parking to the front of the property subject to the usual planning permissions.
Council Tax B. Energy Rating Band TBC.

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