



8 Press Moor Drive Barrs Court Bristol South  
Gloucestershire BS30 7BL

£359,950

Offered For Sale with No Chain is this super semi detached family home which occupies a sought after cul de sac close to the shops, schools and leisure facilities of Longwell Green. The property offers bright and airy accommodation which includes a good size entrance lobby, a generous lounge, and modern refitted kitchen/dining room to the ground floor and three good size bedrooms, and a refitted shower room. Externally, there is excellent driveway parking which leads to two single garages. Further benefits include a generous rear garden, Upvc double glazing and a recently installed gas boiler. Early viewing of this fine home is recommended.

### Entrance

The entrance to the property is through a Upvc double glazed obscure door with matching side panel to the entrance lobby.

### Entrance Lobby/ Conservatory

8' 1" x 4' 6" (2.47m x 1.38m)

Upvc double glazed construction, wall light, Upvc double glazed door with matching side panel into the entrance hallway, archway into the rear of conservatory/garden room.

### Conservatory/Garden Room

10' 1" x 7' 11" (3.08m x 2.42m)

Upvc double glazed construction on a dwarf wall with French doors to the rear garden, laminate flooring, wall light, double radiator.

### Hallway

Staircase to the first floor, wooden flooring, door into the lounge and door into the kitchen/dining room.

### Lounge

15' 10" x 10' 6" (4.83m x 3.19m)

Two Upvc double glazed windows to the front, double radiator, coving, TV point.

### Kitchen / Dining Room

15' 9" x 10' 4" (4.81m x 3.16m)

Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden, refitted range of wall and base units with granite work surfaces and upstands, space for a washing machine, ceramic induction hob with stainless steel filter hood over and glass splashback, space for a table and chairs, large under stair storage cupboard, laminate flooring, wall mounted gas combination boiler fitted (approx 6 months old), radiator, coving.

### Landing

Access to loft space with ladder and light.

### Bedroom One

10' 7" x 9' 7" into wardrobes (3.22m x 2.91m)

Upvc double glazed window to the rear, fitted mirror fronted wardrobes, further storage cupboard, coving, inset spot lights, radiator.

### Bedroom Two

10' 8" x 8' 10" (3.26m x 2.69m)

Upvc double glazed window to the front, radiator, coving, built in storage cupboard.





### Bedroom Three

7' 8" x 6' 10" (2.33m x 2.09m)

Upvc double glazed window to the front, radiator, coving.

### Shower Room

Upvc double glazed obscure window to the rear, recently fitted modern white suite comprising of a low level WC, vanity wash hand basin with mixer tap, heated towel rail, double shower cubicle with glass screen.

### Two Garages

17' 5" x 7' 10" each garage (5.32m x 2.39m)

There is a block paved driveway to the side of the property providing off street parking for three cars which leads to two single attached garages. One of the garages has an up and over door, a courtesy door to the side and a Upvc double glazed window the rear. The other garage has an electric door.



### Front garden

The front garden has been laid to lawn with a mature flower and shrub borders.

### Rear garden

The rear garden is enclosed and mainly laid to lawn with a generous patio area. There is an outside tap, courtesy door to the garage and gated access to the front of the property.



### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band C

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office  
Tel: 0117 9328611

89a Bath Road  
Longwell Green  
BS30 9DF  
info@annejames.co.uk

Bristol