



6, Stibbs Court, Bristol, South  
Gloucestershire, BS30 7DH

£319,950

NO ONWARD CHAIN! A semi detached home located in a sought after cul de sac, ideally placed for the ring road and access to Gallagher Retail Park with its wide range of Retail stores as well as leisure facilities and schools. The accommodation on the ground floor offers a hallway, a light and airy lounge and a kitchen/dining room with patio doors to the rear garden. Upstairs to the first floor you will find two double bedrooms and a single bedrooms and a family bathroom. To the front of the property is a small garden with a driveway providing off road parking which leads to a single garage. To the rear of the property is a generous enclosed garden which is mainly laid to lawn and patio. Early viewing advised

### Entrance Porch

Covered entrance porch.

### Entrance Hallway

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

### Lounge

15' 6" x 10' 2" (4.72m x 3.09m)  
Upvc double glazed box window to the front, Upvc double glazed window to the front, laminate flooring, coving, radiator, TV point

### Kitchen/Breakfast Room

15' 4" x 9' 10" (4.68m x 3.00m)  
Upvc double glazed window to the rear, Upvc double glazed French doors to the rear, range of wall and base units with rolled edge work surfcaes and tiled splashbacks, stainless steel 1.5 bowl sink unit with mixer tap, space for a washing machine, space for fridge/freezer, integrated fridge/freezer, stainless steel oven , electric hob, wall mounted gas boiler.

### First Floor Landing

Doors into all bedroom and the family bathroom.

### Bedroom One

10' 1" x 9' 3" (3.08m x 2.81m)  
Upvc double glazed window to the rear, radiator, built in wardrobes.

### Bedroom Two

10' 4" x 8' 4" (3.16m x 2.55m)  
Upvc double glazed window to the front, radiator, storage cupboard.

### Bedroom Three

7' 5" x 6' 6" (2.27m x 1.98m)  
Upvc double glazed window to the front, radiator.

### Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)  
Upvc double glazed obscure window to the rear, white panel bath with mains shower over, low level WC with concealed cistern, vanity wash hand basin, extractor fan, heated towel rail.





### Garage

17' 0" x 7' 11" (5.17m x 2.41m)

Up and over door, courtesy door, window to the rear.

### Front garden

There is a garden to the front of the property with mature shrub and flower borders and a driveway to the side which leads to a single garage.

### Rear Garden

The rear garden is enclosed and private mainly laid to lawn with mature tree and shrub borders, a patio and an outside tap.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band C



## Floorplan and epc to be inserted

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed 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.

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