



16, Lacock Drive, Barrs Court Bristol, South
Gloucestershire, BS30 7HD

£309,950

Simply stunning! Pleasantly tucked away in this popular cul de sac location is this super, light and airy two bedroom staggered terrace home. This attractive property boasts well presented accommodation to briefly comprise of an entrance hallway, a spacious lounge, and a modern kitchen with integrated fridge/freezer, dishwasher and washing machine to the ground floor. Upstairs can be found two generous bedrooms full of natural light and a modern white bathroom suite. Further benefits include Upvc double glazing, gas central heating, a larger than average attractive garden and a single garage with electric door and additional parking in front. A great opportunity to acquire this lovely home, early viewing is advised.

Entrance

Canopied entrance with Upvc double glazed door into the hallway.

Entrance Hallway

Staircase to the first floor, under stair storage cupboard, radiator, doors leading into the lounge and kitchen.

Kitchen

8' 9" x 6' 10" (2.66m x 2.08m)

Upvc double glazed window to the front, range of wall and base units, with woodblock worksurfaces and tiled splashbacks, stainless steel sink unit with mixer tap over, stainless steel oven with electric hob and fitted hood, concealed boiler, integrated fridge freezer, integrated dishwasher and integrated washing machine, radiator, and laminate flooring.

Lounge

14' 9" x 12' 10" (4.50m x 3.91m)

uPVC double glazed window and uPVC double glazed door to the rear, feature fireplace with wood mantle, laminate wood floor, TV aerial point.

First Floor Landing

Access to the loft space, doors leading into the bedrooms and bathroom.

Bedroom One

11' 2" x 9' 10" widening to 12'9"(3.40m x 2.99m widening to 3.89m)

Two Upvc double glazed windows to the front, Upvc double glazed window the side, range of fitted wardrobes, double radiator.

Bedroom Two

11' 5" x 7' 8" (3.47m x 2.34m)

Upvc double glazed window to the rear, double radiator, laminate flooring.

Bathroom

8' 5" x 4' 8" (2.56m x 1.41m)

Upvc double glazed obscure window to the rear, white suite comprising of a vanity unit with low level WC, wash hand basin with mixer, corner jacuzzi bath with Rainfall shower and glass shower screen, heated towel radiator, extractor fan, fully tiled walls.





Garage

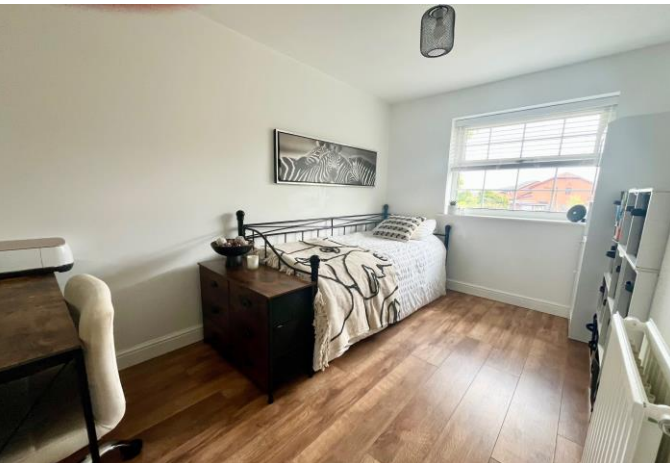
Pedestrian gate providing access to rear lane which leads to the single garage., with electric up and over door.

Front Gardens

There is an attractive front garden which is mainly laid to lawn with shrub borders and a pathway to the front door. There is gated access to the rear garden.

Rear Gardens

There is a larger than average rear garden which is enclosed and private and mainly laid to lawn with a patio area, BBQ area and raised decked area, there is gated access to the rear garden providing access to the the garage and gated access to the side of the property providing access to the foprnt of the property.



Garage

16' 11" x 8' 0" (5.15m x 2.45m)

There is a garage located to the rear of the garden with an electric roller door

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

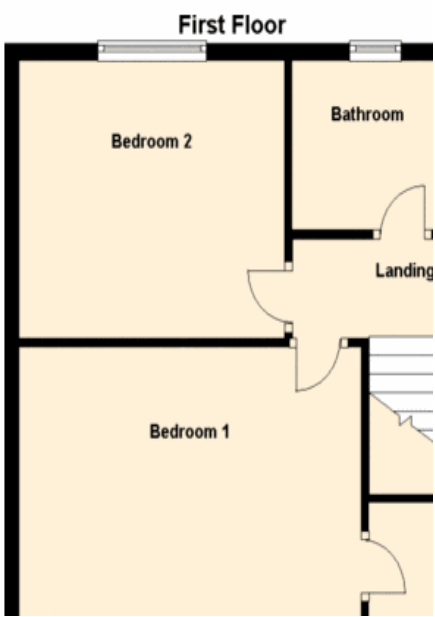
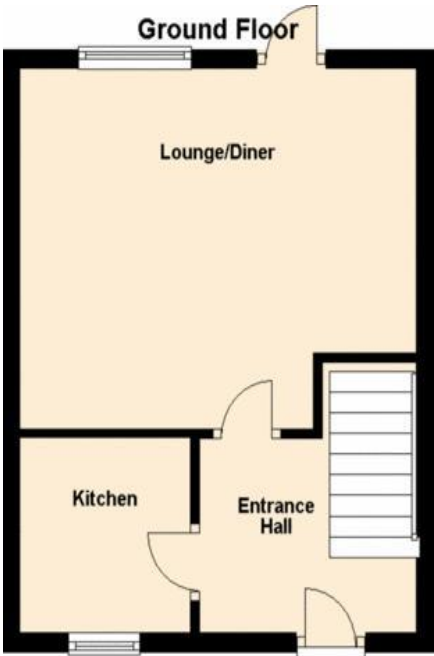
Band B



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Anne James Estate Agents Office
Tel: 0117 9328611

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

Bristol

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.