



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

£275,000

Located in this ever popular cul-de-sac is this two bedroom end of terrace home, offered with no onward chain. The property benefits from Upvc double glazing, gas central heating, a conservatory and off-street parking for two vehicles directly in front of the property, however, is now in need of some updating. Briefly the accommodation comprises of an entrance hallway, a fitted kitchen, a generous lounge and spacious conservatory to the ground floor. Upstairs there are two good sized bedrooms and a shower room. There is an enclosed rear garden ideal for BBQ's and entertaining. The property is well located close to a host of amenities including schools, nurseries and the retail development at Gallagher Park with a host of shops such as M and S, Boots, Super Drug and other retail outlets and the leisure complex with a health and fitness centre, ten-pin bowling, cinema and restaurants. The property is well placed with the Avon Ring Road close by which provides access to the vibrant Cities of Bristol and Bath. **EARLY VIEWING ADVISED.**

Entrance

The entrance to the property is through a Upvc double glazed door to the hallway.

Entrance hallway

Staircase to the first floor, under stair recess, radiator, laminate flooring, door into the lounge and opening into the kitchen.

Kitchen

8' 7" x 6' 9" (2.61m x 2.06m)

Upvc double glazed window to the front, range of wall and base units with rolled edge works surfaces and matching splashbacks, stainless steel sink unit with mixer tap, space for a washing machine, integrated fridge, integrated stainless steel oven, induction hob with filter hood over.

Lounge

15' 3" x 12' 10" (4.66m x 3.91m)

Window and door into the conservatory, Upvc double glazed window to the side, feature fireplace with electric fire, wall lights, double radiator, laminate flooring, coving, TV and telephone point.

First Floor Landing

Upvc double glazed window to the side, loft hatch, doors into Bedrooms one and two and the shower room.

Bedroom One

9' 9" x 9' 4" to wardrobes (2.97m x 2.84m)

Two Upvc double glazed windows to the front, laminate flooring, double radiator, fitted wardrobe, additional fitted wardrobes with mirror fronts, door to airing cupboard, coving.

Bedroom Two

11' 4" x 6' 10" (3.45m x 2.09m)

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

Shower Room

Upvc double glazed obscure window to the rear, low level WC, Vanity wash hand basin, heated towel rail, generous shower cubicle with mains shower, extractor fan, tiled walls.

Rear garden

There is an enclosed rear garden which is laid to patio and shingle with mature fruit trees and shrubs.





Parking

There is a driveway to the front of the property which provides off street parking for two cars.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Band C



Solar panel

The solar panel is used for water only and is owned and not leased.



EPC and floorplan to be added when available

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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