



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

£299,950

Anne James Estate Agents are delighted to present this beautifully extended end-of-terrace home, perfectly positioned in the highly sought-after Barrs Court area. This charming property welcomes you through a bright entrance hallway, leading to a spacious lounge and an impressive extended kitchen/dining room for modern family living and entertaining. Upstairs, you will find two well-proportioned bedrooms and a newly fitted wet room, offering style and convenience. Externally, the home boasts a private, enclosed garden and a garage located to the rear of the property. Offered to the market with NO ONWARD CHAIN, this property is an excellent choice for first-time buyers, downsizers, or investors. Situated close to local schools and within easy walking distance of Gallagher Retail Park, where you will find a fantastic selection of shops, stores, cafes, leisure facilities and amenities right on your doorstep.

### Entrance

uPVC double glazed front door with decorative glass insert leading to the hallway.

### Entrance Hallway

Laminate flooring, single radiator, stairs to the first-floor accommodation, door to the lounge and kitchen/dining room.

### Kitchen/Dining Room

14' 10" x 9' 1" narrowing to 6'9"(4.52m x 2.78m narrowing to 2.06m)  
uPVC double glazed window to the front, range of wood effect wall and base units with rolled edge work surfaces, tiled splashbacks, stainless steel sink unit with mixer, electric 'Neff' double oven, 'Neff' gas hob with extractor over, freestanding dishwasher and washing machine, vinyl flooring, single radiator.

### Lounge

15' 3" x 12' 10" (4.66m x 3.92m)  
uPVC double glazed window, uPVC double glazed door leading to the rear, feature fireplace with electric fire, TV aerial point, double radiator.



### First Floor Landing

Doors to all bedrooms and bathroom.

### Bedroom One

9' 3" to wardrobes x 12' 10" narrowing to 9'10"(2.81m (to wardrobes) x 3.92m narrowing to 2.99m )

Two uPVC double glazed windows to the front, built in double door mirror wardrobes, cupboard with stairs leading to a loft which houses the combination boiler) (No Building Regs), double radiator.

### Bedroom Two

11' 5" x 8' 4" (narrowing to 5'1" (3.48m x 2.53m narrowing to 1.55m)

uPVC double glazed window to the rear, double radiator, double door mirror wardrobes.

### Wet Room

uPVC obscure window to the rear, white low level WC, built in wash hand basin with storage under, shower, part tiled walls (Please note that the shower room has been recently fitted) double radiator, wet room flooring.





### Outside

Front Garden: Laid to patio with raised flower beds and picket fencing, side access to the garage.

### Rear Gardens

Patio area, lawn, outside tap with various shrub borders, enclosed by brick wall and fence panels, gate giving access to the side of the property.

### Garage

With up and over door, power and light supply, parking to the front of the garage.

### Tenure

South Gloucestershire Council

### Council Tax

Band C

### EPC rating

C

### Local Authority

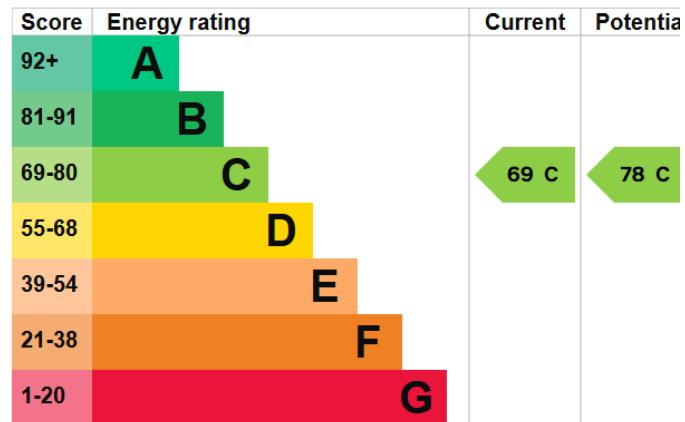
South Gloucestershire

## 12 Lacock Drive

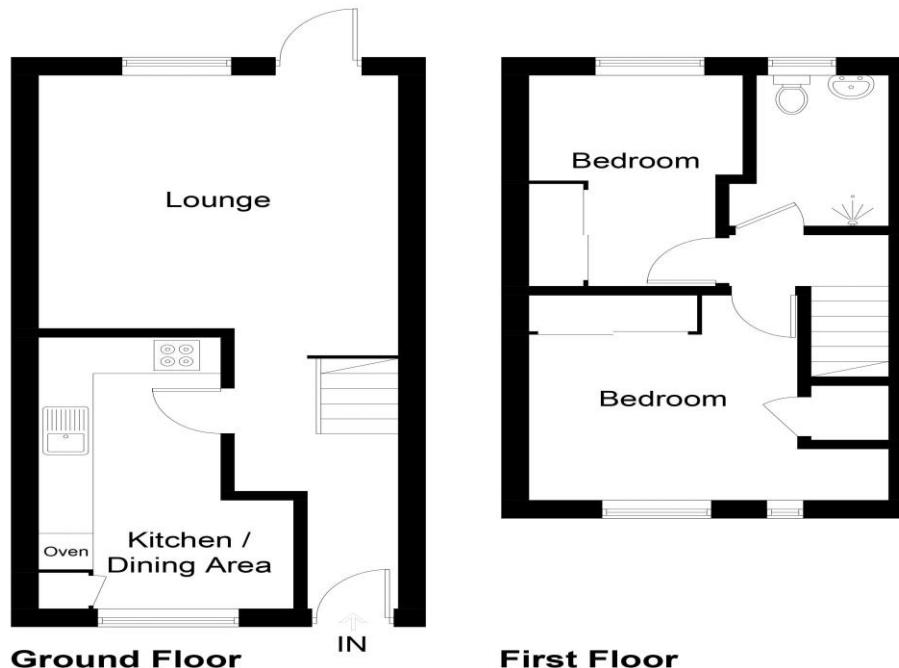
Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



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



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



For illustrative purposes only. Not to scale. ID1249848  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

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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