



Anne James
proud to be independent



£350,000

33 Horsecroft Gardens Barrs Court Bristol BS30 8HU

- *DETACHED PROPERTY IN POPULAR LOCATION***
- *** CLOAKROOM ** LOUNGE ** KITCHEN/DINING ROOM *****
- *FOUR BEDROOMS WITH EN SUITE TO MASTER***
- *STUNNING CONTEMPORARY BATHROOM SUITE***
- *INTEGRAL GARAGE AND DOUBLE WIDTH DRIVEWAY***
- *LOVELY LEVEL GENEROUS ENCLOSED REAR GARDENS***



89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

Tel: 0117 9328611

www.annejames.co.uk



The accommodation comprises more fully as follows: - (all measurements are approximate)

Front

Open plan double width driveway providing off street parking and leading to an integral garage. Pathway leading down the side which provides pedestrian access to the rear garden, hedge side boundary.

Entrance Hall

Entrance door with glass inset, uPVC double glazed window to the side, radiator, door leading to the lounge.

Lounge 13' 4" x 12' 8" (4.07m x 3.87m)

uPVC double glazed bow window to the front, cove ceiling, flame effect electric fire set into attractive surround, television point, radiator, access to the stairs leading to the first floor landing, door leading to the kitchen/dining room.

Kitchen/Dining Room 17' 3" x 11' 2" (5.27m x 3.4m)

uPVC double glazed french doors leading to the rear garden, uPVC double glazed window to the rear, cove ceiling, range of modern white wall and base units with rolled edge work surfaces, inset stainless steel single drainer sink unit with mixer taps, tiled splash backs, electric cooker with stainless steel cooker hood, plumbing for automatic washing machine and dishwasher, door to inner hall.

Inner Hallway

Door leading to the side providing access to the rear garden, door leading to the cloakroom.

Cloakroom

uPVC double glazed frosted window to the side, white suite comprising of low level WC, wash hand basin with mixer taps, tiled walls, radiator, tiled floor.

First Floor Landing

uPVC double glazed window to the side, access to the loft via drop down ladder which is boarded for storage and with power and light, shelved storage cupboard, radiator, doors leading to

Bedroom One 12' 6" x 8' 10" (3.81m x 2.68m)

uPVC double glazed window to the rear, cove ceiling, mirror fronted wardrobes, radiator, door leading to the en suite shower room.

En Suite

uPVC double glazed frosted window to the rear, modern white suite comprising low level WC, wash hand basin with mixer taps, ceiling fan light, shower cubicle, ceiling spotlights, heated towel radiator, tiled walls and floor.

Bedroom Two 11' 0" x 8' 5" (3.36m x 2.56m) not including the built in wardrobe

uPVC double glazed window to the front, cove ceiling, built in wardrobe with folding mirrored door, ceiling fan light, radiator.

Bedroom Three 10' 0" x 6' 4" (3.04m x 1.92m)

uPVC double glazed window to the front, radiator.

Bedroom Four 7' 7" x 7' 5" (2.30m x 2.25m)

uPVC double glazed window to the front, radiator.

Bathroom

uPVC double glazed window to the front, modern white suite with low level WC and wash hand basin unit with mixer taps and storage under, shower / bath with glass shower screen, ceiling spotlights, tiled walls with inset shaver point, heated towel radiator, underfloor heating, tiled floor.

Outside

Rear Gardens

South facing level garden enclosed by panel fencing comprising of generous patio areas, level lawn, gravel area across one side leading to timber storage shed, shrub and flower borders, water tap.

Integral garage

Up and over door, power, light, Combi boiler

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specially mentioned within the sales particulars. They may however be available by separate negotiation.

Energy Performance Certificate



33, Horsecroft Gardens, Barrs Court, BRISTOL, BS30 8HU

Dwelling type: Detached house
Date of assessment: 06 July 2020
Date of certificate: 07 July 2020

Reference number: 8260-6623-9070-7806-4206
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

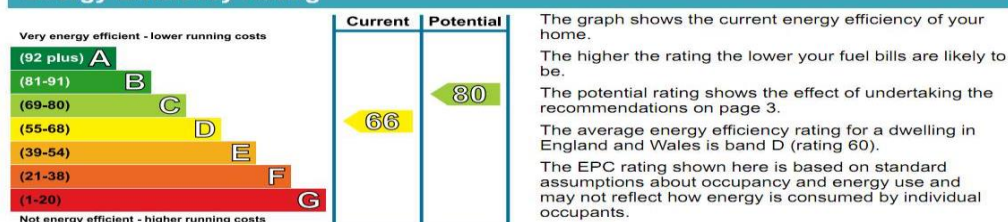
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,463
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 210 over 3 years	
Heating	£ 1,878 over 3 years	£ 1,728 over 3 years	
Hot Water	£ 270 over 3 years	£ 186 over 3 years	
Totals	£ 2,463	£ 2,124	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

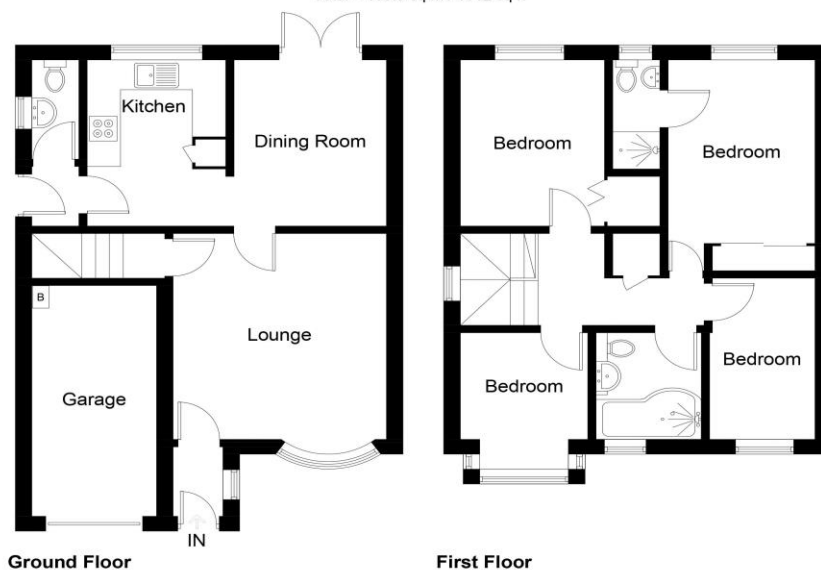
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
2 Low energy lighting for all fixed outlets	£30	£ 90
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

33 Horsecroft Gardens

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft
Area = 10.5 sq m / 113 sq ft
Total = 103.3 sq m / 1112 sq ft



For illustrative purposes only. Not to scale. ID654944
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