



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

£310,000

Anne James Estate Agents are delighted to offer for sale this end terrace property, ideally situated in a sought-after area of Barrs Court. The accommodation is accessed via a front entrance door leading into a welcoming hallway, with access to both the lounge and the extended kitchen/dining room, offering a spacious and versatile living area. Upstairs, the property offers two bedrooms and a newly fitted wet room. Externally, there are enclosed gardens providing privacy and outdoor space, along with a garage located in a nearby block. This property is offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, downsizers, or investors. Conveniently located close to local schools and within easy walking distance of Gallagher Retail Park, which offers a wide range of shops and cafés.

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





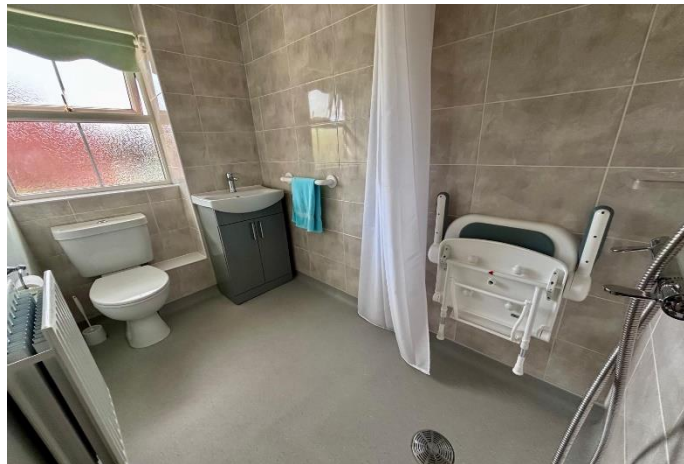
shower room has been recently fitted) double radiator, wet room flooring.

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

To be advised.



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