

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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43 Lacock Drive, Barrs Court, Bristol, BS30 7HD



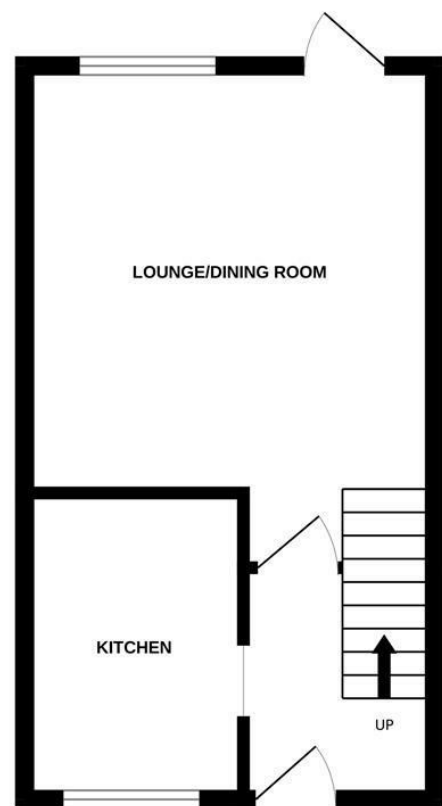
£275,000

A well situated modern two bedroom terraced house close to amenities and transport links.
Ideal for first time buyers, downsizers or investors. Available with no upward sales chain.

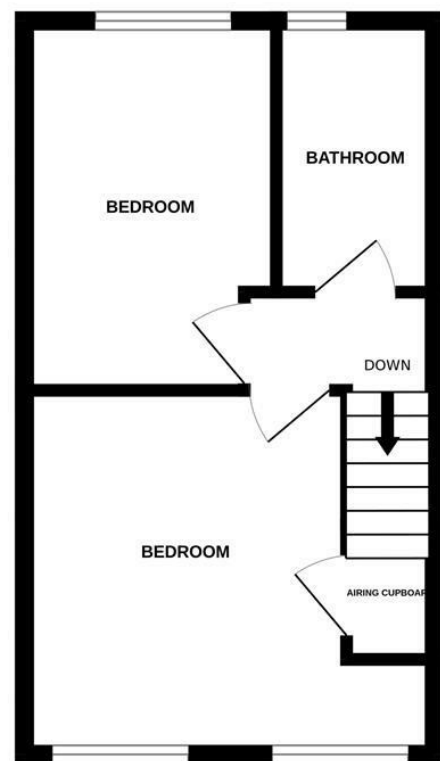
- Very convenient position close to amenities and Ring road
 - Gas fired central heating and double glazing
 - Entrance hall
 - Modern fitted kitchen with built in oven, hob & hood
 - Lounge/dining room with door to rear garden
 - 2 Bedrooms
 - Bathroom with modern white suite
 - Gardens to front & rear
 - 2 Parking spaces
 - Viewing highly recommended



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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43 Lacock Drive, Barrs Court, Bristol, BS30 7HD

This modern two bedroom terraced house is set in a popular cul de sac close to Asda Supermarket and Gallagher Retail Park with easy access to the A4174 Bristol Ring Road. The property offers an excellent opportunity for first time buyers, downsizers or investors to acquire an easily managed property ready to move into.

The property is approached through an entrance hall with the kitchen to the front with a double glazed bay window and furnished with a range of modern units with built in oven, hob and hood and breakfast bar. To the rear the lounge/dining room has direct access to the garden. On the first floor there are two bedrooms and a bathroom with a modern white suite. On the outside there is an open plan front garden and an enclosed rear garden landscaped for ease of maintenance and two tandem parking spaces to one side of the property.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

CANOPIED ENTRANCE PORCH

Entrance door with part glazed leaded coloured panels leading to

ENTRANCE HALL

Staircase rising to first floor and radiator.

KITCHEN 2.69m excluding bay x 2.09m (8'9" excluding bay x 6'10")

Double glazed bay window to front aspect. Wall mounted gas fired combination boiler. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset stainless steel sink with mixer tap, built in oven, hob and hood. Plumbing for washing machine, space for upright fridge/freezer. Breakfast bar.

LOUNGE/DINING ROOM 4.80m to max x 3.93m (15'8" to max x 12'10")

At the rear of the property with a double glazed window and double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 3.94m to max x 3.48m (12'11" to max x 11'5")

Double glazed window to front aspect, radiator. Built in shelved bulkhead cupboard (included in measurements).

BEDROOM 3.49m x 2.35m to max (11'5" x 7'8" to max)

Double glazed window to rear aspect, radiator.

BATHROOM 2.57m x 1.46m plus recess (8'5" x 4'9" plus recess)

Double obscure glazed window to rear aspect. Radiator. White suite comprising bath with wet walling and thermostatic shower above, wc and wash basin.

OUTSIDE

FRONT GARDEN

Open plan in style with pavings and a shrubbery.

REAR GARDEN

Enclosed, laid to pavings and gravel for ease of maintenance with shrub borders.

PARKING

There are two tandem parking spaces to one side of the property, part covered by a timber arbour.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

All mains services are available and connected.
Local Authority : South Gloucestershire Council
Mobile coverage likely available externally via EE, Vodafone, 3 and O2 and internally via EE & Vodafone (source - ofcom)
Broadband - Ultrafast 1000mbps available (source - ofcom)

