



10 DUDLEY COURT
BARRS COURT
BRISTOL
BS30 7AR
£289,950

**OFFERED TO THE MARKET WITH NO
ONWARD CHAIN, CAN BE FOUND
THIS WELL-PROPORTIONED TWO
BEDROOM SEMI-DETACHED HOME.**

Situated in a popular residential area, within a quiet cul-de-sac position, this comfortable home benefits from spacious room sizes throughout, and a well-balanced arrangement. This property offers ample potential for those searching for a home to put their own stamp on.

The property welcomes with an entrance hall, opening to a full width lounge to the front aspect, whilst a full width kitchen diner sits to the rear, opening up to a bright conservatory. To the first floor, two double bedroom can be found, both of which benefiting from fitted storage. Completing the accommodation is a three piece bathroom with shower over bath.

Externally, the property offers an attractive rear garden, whilst benefiting from driveway parking to the front aspect & a single garage to the side.

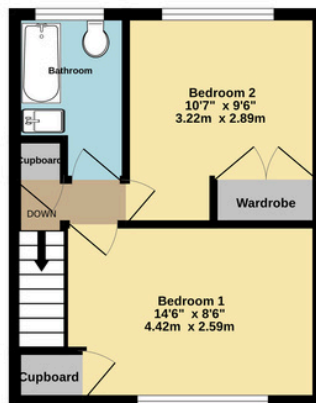
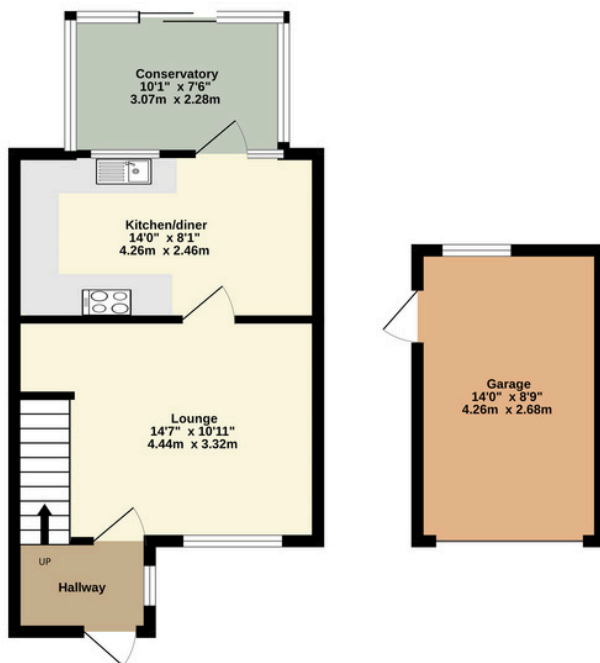
Sure to appeal to an array of buyers, an early viewing comes highly recommended.





Ground Floor
490 sq.ft. (45.6 sq.m.) approx.

1st Floor
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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Energy performance certificate (EPC)

10 Dudley Court Barrs Court BRISTOL BS30 7AR	Energy rating C	Valid until: 7 September 2032
		Certificate number: 2020-4651-4020-6009-8001

Property type: Semi-detached house

Total floor area: 64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

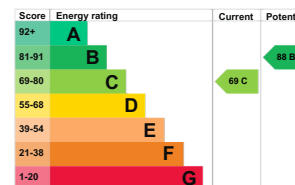
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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