



20 BARRS COURT AVENUE  
BARRS COURT  
BRISTOL  
BS30 8DL

£439,950



GREGORYS  
ESTATE AGENTS



**OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND PRESENTED TO AN EXEMPLARY STANDARD THROUGHOUT, CAN BE FOUND THIS STUNNING SEMI DETACHED, FAMILY HOME.**

Offered to the market with no onward chain and presented to an exemplary standard throughout, can be found this stunning semi detached, family home.

Located within this popular road within Barrs Court, this four bedroom property has been extended and recently refurbished and now presents as a perfect family home offering an impressive list of accommodation over two floors. Conveniently placed only a short distance from the Avon ring road, extensive shopping facilities and a leisure complex, yet set in a quiet road within this established residential area.

Internally the home is accessed via an entrance lobby, which in turn leads to the large living room. Bathed in natural light and with a stunning period fireplace acting as a wonderful focal point, this room is very much the hub of the home. A large opening leads to the formal dining room with sliding doors providing direct access to the rear garden. A third reception can be found overlooking the front aspect. Separate from the other two living rooms and offering the perfect home office, play room or simply a comfortable separate space to enjoy. The kitchen / breakfast room is newly fitted with a large selection of high gloss units, feature splash backs and automatic under cupboard lighting. The kitchen is complete with a number of integrated appliances a large expanse of work surfaces and offers views and direct access to the garden. Completing the ground floor, two very practical rooms, a ground floor cloakroom and a utility room. The utility room provides further space and plumbing for appliances, in addition to what is on offer in the kitchen.

Appointed to the first floor, an open gallery landing leads to the four bedrooms. The principle bedroom, positioned to the rear of the property, benefits an en-suite shower room. The main family bathroom, positioned from the landing comprises a modern three piece white suite and like the en-suite is newly fitted.

Externally the property sits in a sizeable plot with a large driveway, laid to stone shingle and providing off street parking for a number of vehicles. Side pedestrian access leads to the rear garden. An enclosed rear garden, laid to decking with a large expanse of lawn, offering an enjoyable space for any family to enjoy.

Furthermore the property is double glazed and benefits from a newly installed gas central heating system, to include a new combination boiler and double radiators throughout. Having undergone a comprehensive upgrade the property boasts a complete re-wire, newly fitted floor coverings, replastered and painted walls and ceilings in addition to the replaced kitchen and bathrooms mentioned. A wonderful family home, one worthy of an early internal viewing.



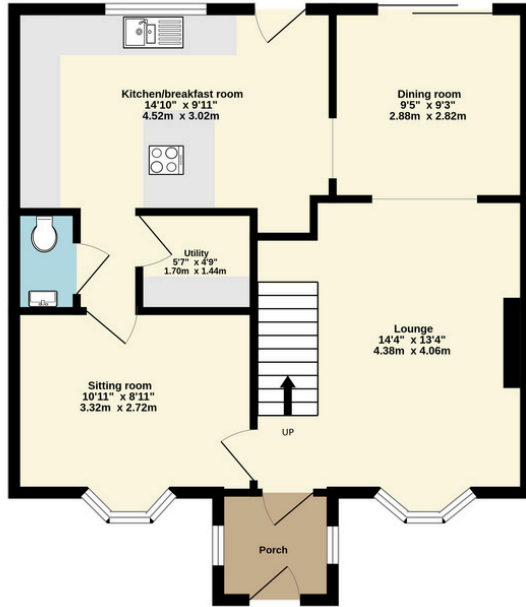




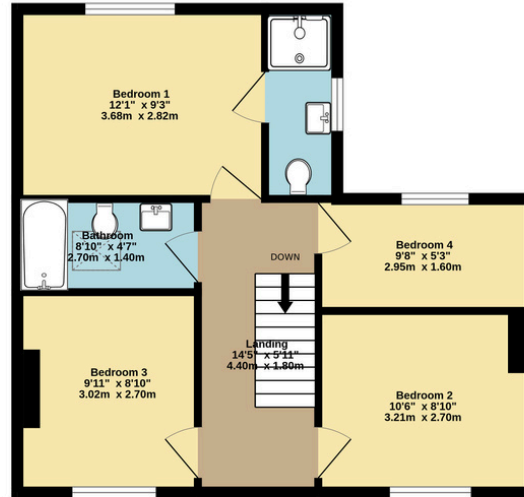




Ground Floor  
632 sq.ft. (58.7 sq.m.) approx.



1st Floor  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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.  
Made with Metropix ©2025

## Energy performance certificate (EPC)

20 Barrs Court Avenue Barrs Court BRISTOL BS30 8DL	Energy rating	Valid until:	6 April 2035
	<b>D</b>	Certificate number:	0390-2663-7440-2805-3811

Property type: Semi-detached house

Total floor area: 102 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/landlords-on-the-regulations-and-exemptions)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

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

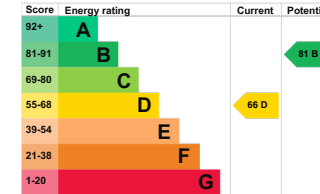
[See how to improve this property's energy efficiency.](#)

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



GREGORYS  
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

