



- Extended home
- Living Room
- Kitchen/Diner
- Utility
- Five Bedrooms
- Family Bathroom
- Garden studio/work from home space
- Parking

70 Causley Drive, Barrs Court, Bristol, BS30 7JD  
£550,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway 7'2" x 13'5" (2.19 x 4.11)
- Living Room 13'7" x 14'6" (4.15 x 4.44)
- Reception 20'8" x 11'0" (6.30 x 3.36)
- Kitchen/Diner 11'0" x 31'5" (3.36 x 9.60)
- Utility Room 16'8" x 3'2" (5.09 x 0.99)
- First Floor Landing
- Bedroom 14'2" x 11'5" (4.34 x 3.48)
- En Suite
- Bedroom 9'4" x 12'1" (2.86 x 3.70)
- Bedroom 11'0" x 10'11" (3.37 x 3.35)
- Bedroom 8'9" x 7'7" (2.67 x 2.32)
- Bedroom 6'5" x 9'0" (1.96 x 2.76)
- Bathroom 10'11" x 7'7" (3.35 x 2.32)
- Garage 16'0" x 12'10" (4.88 x 3.93)



PROPERTY TYPE House - Detached

BEDROOMS 5

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND F



Well proportioned extended family home, in popular convenient residential locality. Entrance hallway, two reception areas, kitchen/diner, downstairs cloakroom, utility and garage/storage.

At the first floor are five bedrooms, an en suite and a family bathroom.

With off street parking to the front, there is an enclosed rear garden with large garden studio/work from home space.

Ideal for the young or growing family - Viewing is Recommended.



## the location

Set in the ever popular Barrs Court, there is a whole range of facilities literally on the doorstep, including Aspects Leisure complex with gym, swimming pool, cinema complex and eateries. Gallagher Retail park is also a short distance away with a number of national retailers including Marks and Spencers, Next and Costa. The Avon ring road is readily accessible, as is the Bristol to Bath cycle path. Bristol 4.7 miles Bath 8.2 miles.

*Extended family home with additional work from home space.*

## just a thought...

Despite this home's modest exterior, there lies behind a well proportioned, comfortable family home with flexible accommodation, and work from home space. Ideal for those wishing to make their own mark, this modern home is set in a super convenient location with literally every convenience you could need on your doorstep. A viewing is highly recommended.