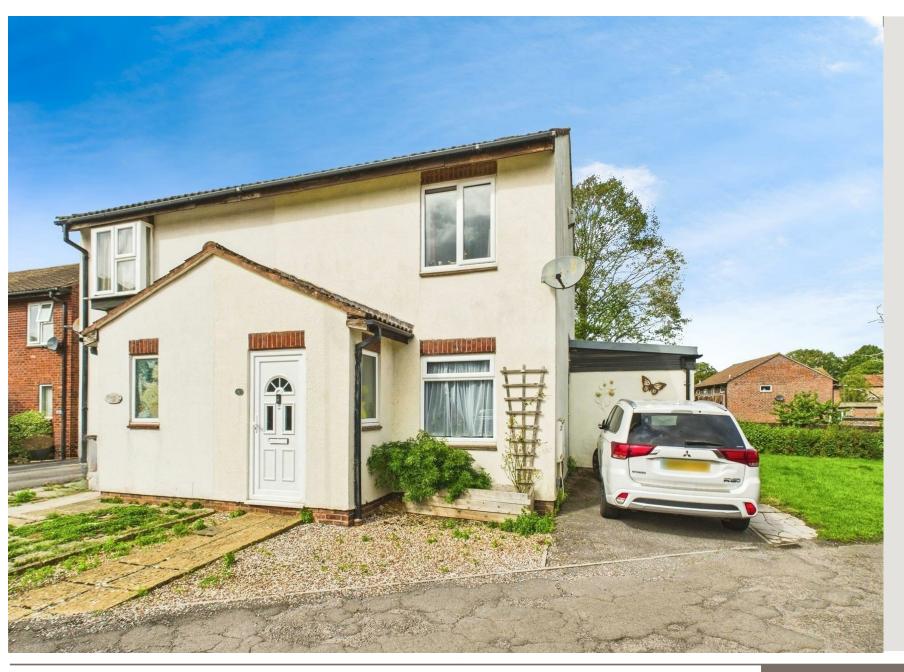


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, and check its available by separate negotiation. We advise not to book an appointment to view before embarking on any journey to see a property, and check its availablity.



Hallway
5'9" x 4'7" (1.76 x 1.42)
Living Room
13'10" x 15'0" (4.23 x 4.59)
13'5" x 7'10" (4.11 x 2.39)
Kitchen
7'6" x 15'0" (2.30 x 4.59)
First Floor Landing
Bedroom
10'7" x 13'1" (3.25 x 4.00)
Bedroom
8'6" x 11'6" (2.60 x 3.53)
8'6" x 11'6" (2.50 x 3.53)
S'1" x 10'6" (1.56 x 3.53)



- Extended home
- Lounge
- L-shaped Kitchen/diner
- Two bedrooms
- Parking
- Pleasant garden
- Gas central heating
- Double glazing

PROPERTY TYPE House
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D

**COUNCIL TAX BAND C** 





Modern style semi detached home.

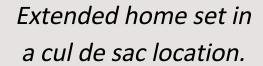
Entrance hallway, living room, extended I-shaped kitchen/dining area, pleasant garden to rear, two bedrooms with upstairs bathroom and off street parking.

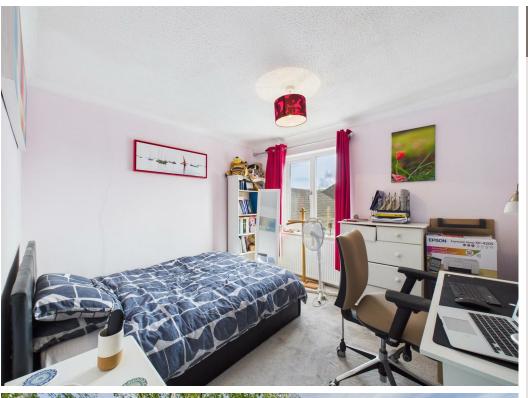
The home further benefits from double glazing and gas central heating.













## the location

Set in the popular neighbourhood of Barrs Court, this well located home offers easy access to a range of good local amenities including shops, pubs, and the retail park at Longwell Green, with its swimming pool and gymnasium. The Avon ring road and M4/M5 motorway network are also readily accessible. Bristol 6.5 miles Bath 8.0 miles

## just a thought...

If you hadn't considered a modern home before, this could be the one! Conveniently located with a lovely kitchen extension, this is modern cul de sac living at its best!