



Connells

Cox Court
Barrs Court Bristol



Property Description

A beautifully presented ground floor flat with a good size garden. This property comprises entrance porch, a good size lounge/dining room, modern style kitchen, two double bedrooms and a modern style bathroom. This property further benefits from a generous sized enclosed rear garden and allocated parking. This property is offered CHAIN FREE.

Entrance Porch

Double glazed door to the front, wooden flooring and door to the lounge

Lounge/ Dining Room

18' 3" into bay x 12' 4" (5.56m into bay x 3.76m)

Double glazed box bay window to the front, wooden flooring, radiator

Kitchen

8' 2" x 7' 8" (2.49m x 2.34m)

Double glazed window to the rear, double glazed door to the rear garden , a range of fitted wall and base units with rolled edge work tops and tiled splashbacks, stainless steel one and a half bowl sink unit with mixer tap, ceramic hob with cooker hood over, built in eye level double oven, integrated wine cooler, integrated fridge, space for dishwasher, tiled flooring.

Inner Hall

Built in utility cupboard with space for washing machine, understairs storage cupboard.

Bedroom One

14' x 8' 8" (4.27m x 2.64m)

double glazed window to the front, radiator

Bedroom Two

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the rear, radiator, built in storage cupboard

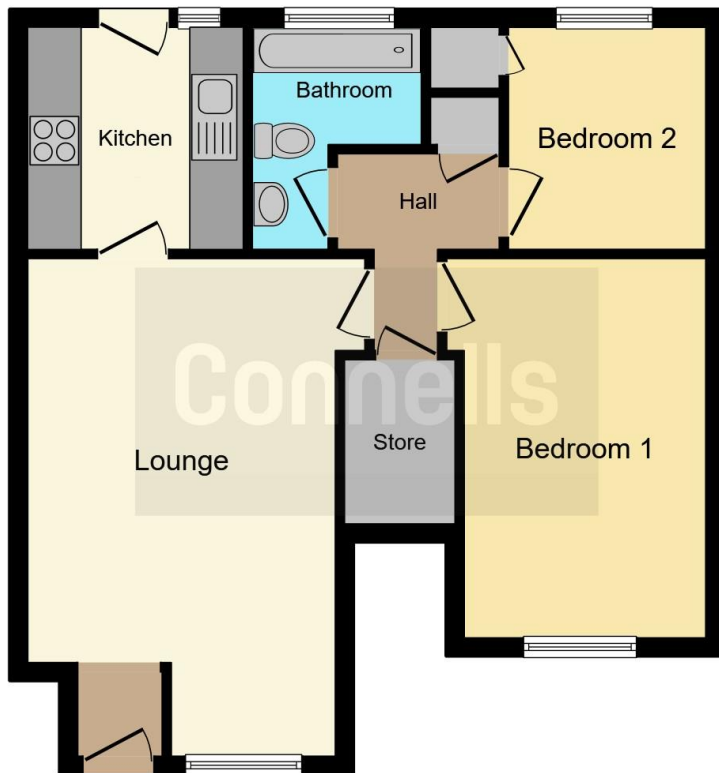
Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising L shape bath with mains shower over, vanity sink unit, low level WC, heated towel rail, tiled flooring.

Rear Garden

A good size enclosed rear garden with mature plants and shrubs, lawn and patio





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 175 years from 01 Oct 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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