



Connells

Miles Court  
Barrs Court BRISTOL



# Miles Court Barrs Court BRISTOL BS30 7AW

for sale offers over  
**£300,000**



## Property Description

Welcome to this charming semi-detached house, perfect for modern living. As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxing and entertaining. The modern kitchen/diner is a highlight, featuring integrated appliances and ample space for dining. Upstairs, you will find two generously sized double bedrooms providing comfortable living spaces, and family bathroom. The property also boasts a conservatory, offering additional living space and a lovely view of the garden. Outside, there is a good-sized rear garden, perfect for outdoor activities and gardening enthusiasts. The garage provides secure storage, and the driveway can accommodate 2-3 vehicles.

This home is a wonderful blend of comfort and convenience, ready for you to move in and enjoy.

## Entrance Porch

Double glazed door to the front and door to the lounge, stairs to the first floor

## Lounge

14' 9" x 13' 9" max ( 4.50m x 4.19m max )  
Double glazed window to the front, understairs storage cupboard, radiator

## Kitchen/Dining Room

13' 8" x 8' ( 4.17m x 2.44m )  
Double glazed window to the rear, double glazed doors to the conservatory, a range of modern style fitted wall and base units with work tops, tiled splashbacks, cupboard concealing the gas boiler, space for slimline dishwasher, stainless steel sink unit with mixer tap, under counter electric oven, electric hob with cooker hood over, integrated fridge, radiator.

## Conservatory

8' 2" x 6' 6" ( 2.49m x 1.98m )  
Double glazed door to the rear garden

## First Floor Landing

Loft access with loft ladder, storage cupboard

## Bedroom One

10' 8" x 9' 7" ( 3.25m x 2.92m )  
Double glazed window to the front, fitted wardrobe, radiator

## Bedroom Two

13' 6" max x 8' 6" ( 4.11m max x 2.59m )  
Double glazed window to the rear, radiator, fitted wardrobe

## Bathroom

Double glazed frosted window to the rear, a three piece bathroom suite comprising panel bath with mixer tap and shower attachment, pedestal hand basin, low level WC, radiator, extractor fan

## Front

Open plan with driveway for up to 3 vehicles

## Rear Garden

Enclosed with paved patio, lawned area, decorative gravel, plants and shrubs, side access to the front of the house and courtesy door to the garage

## Garage

17' 3" x 8' ( 5.26m x 2.44m )  
Metal up and over door, light and power, courtesy door to the side, space for washing machine, space for fridge/freezer.





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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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