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The Important Bit!

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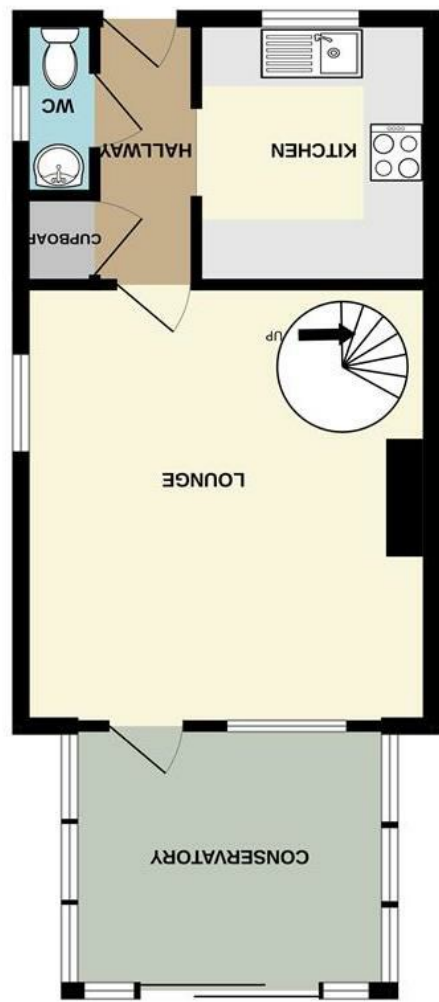
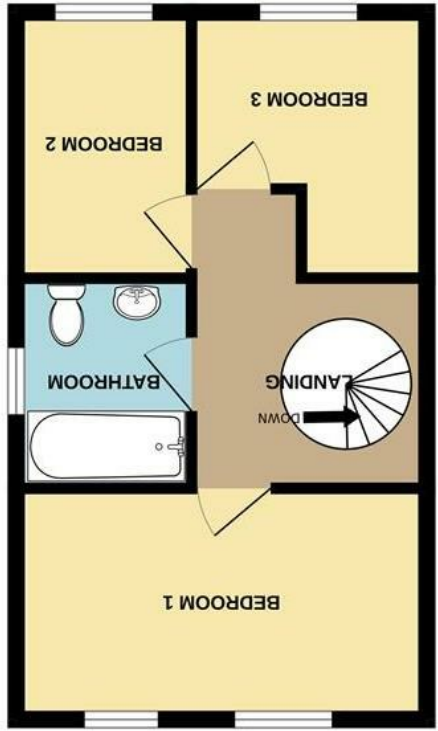
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 764 sq. ft. (71.0 sq. m.) approx.
Made with MapInfo 6.0204



43 Bickford Close, Barrs Court, Bristol, BS30 8SG
Offers In Excess Of £325,000





Council Tax Band: C | Property Tenure: Freehold

WELL PRESENTED THREE BEDROOM HOME!! Blue Sky are proud to offer for sale this fantastic three bedroom end of terrace home, located in Bickford Close, positioned in a much sought-after cul-de-sac in Barrs Court, close to an array of local shops, schools and nurseries, A4174 ring road connections as well as ASDA and the Gallagher retail park (M&S, Costa, Boots etc). The current vendors have maintained this property to a high standard, making this home ready to move in!! The accommodation comprises; hallway, cloakroom, kitchen, lounge/diner and conservatory to the ground floor. On the first floor you will find three bedrooms and the family bathroom. Externally the property benefits from driveway parking for three cars, single garage, front and rear gardens. Make sure this home is at the top of your viewing list!! Sue to be popular, call today!!



Hallway
9'04" x 2'11" (2.84m x 0.89m)
uPVC double glazed door into the hallway, storage cupboard wood effect flooring, wall mounted radiator and ceiling light.

Kitchen
8'11" x 7'09" (2.72m x 2.36m)
uPVC double glazed window to the front. Kitchen consists of stainless steel sink with mixer taps and drainer, built in fridge/freezer, built in dishwasher, extractor hood above cooker space, matching wall and base units with worktops, tiled splashbacks, wood effect flooring and ceiling light. Space for washing machine and cooker.

WC
6'04" x 2'07" (1.93m x 0.79m)
Obscured uPVC double glazed window to the side. Wash hand basin with storage, WC, wood effect flooring, wall mounted radiator, partly tiled splashbacks and ceiling light.

Lounge
15'06" x 13'11" (4.72m x 4.24m)
Two uPVC double glazed windows to the side and rear. uPVC double glazed door to the conservatory. Spiral staircase to the first floor landing, wall mounted radiator and ceiling light.

Conservatory
10'07" x 8'00" (3.23m x 2.44m)
uPVC double glazed sliding doors to the rear garden. uPVC double glazed windows to all aspects. Tile effect flooring and wall light.

Landing
10'05" narrows to 7'04" x 7'06" narrows to 2'06" (3.18m narrows to 2.24m x 2.29m narrows to 0.76m)
Spiral staircase to the ground floor, wall mounted radiator and ceiling light.

Bedroom 1
7'10" x 14'00" (2.39m x 4.27m)
Two uPVC double glazed windows to the front, wall mounted radiator and ceiling light.

Bedroom 2
8'11" x 6'01" (2.72m x 1.85m)
uPVC double glazed window to the rear, wall mounted radiator and ceiling light.

Bedroom 3
8'11" narrows to 5'11" x 7'06" narrows to 4'08" (2.72m narrows to 1.80m x 2.29m narrows to 1.42m)
uPVC double glazed window to the rear, wall mounted radiator and ceiling light.

Bathroom
6'01" x 7'05" (1.85m x 2.26m)
Obscured uPVC double glazed window to the side. Bathroom consists of bath with shower above, wash hand basin with storage and WC. Wall mounted radiator, wall mounted mirror with light, tiled flooring, ceiling spotlights, extractor fan, tiled splashbacks and loft access.

Front Garden
Access to the front via pathway, canopy overhangs the doorway and provides access to external storage cupboard which houses the gas combi boiler, fuse box and meters. Gravel area, outside light and water tap.

Rear Garden
Mostly laid to lawn with patio area, enclosed with fencing, gated side access to the driveway and access to the garage.

Garage
17'04" x 8'03" (5.28m x 2.51m)
Single garage, power and lighting, single glazed door and window to rear garden.

Driveway
Off street parking to the side of the property for three cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

