

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in the guide to room layout and design, items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

Don't forget to register and stay ahead of the crowd.

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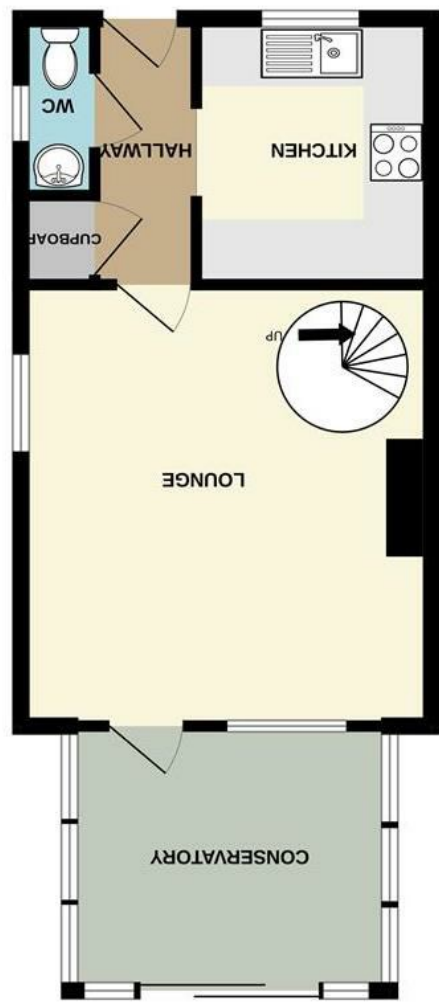
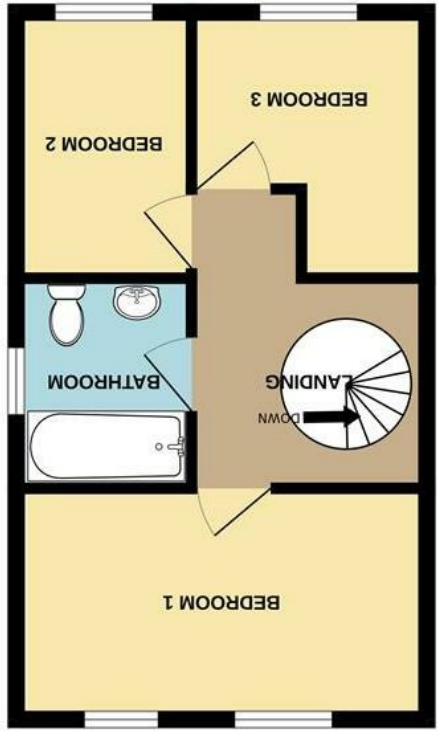
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 71.0 sq.m. (71.0 sq.m.) approx. Made with Metreplan CS204



43 Bickford Close, Barrs Court, Bristol, BS30 8SG

£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	

