

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 are approximate and our floorplans are provided as a general 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/drainaged, 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!

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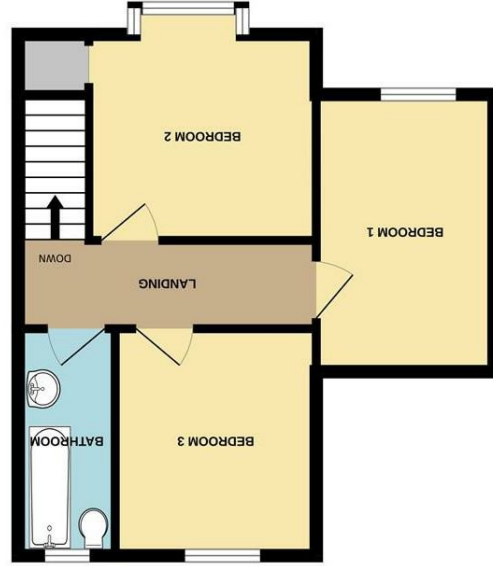
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Get in touch to arrange a viewing!

Like what you see?



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16 Swaish Drive, Barrs Court, Bristol, BS30 7AB
Offers In Excess Of £350,000



Council Tax Band: C | Property Tenure: Freehold

EXTENDED SEMI-DETACHED HOME!! Blue Sky are thrilled to offer for sale this beautifully presented three bedroom home located on the ever popular road of Swaish Drive in Barrs Court. The property is ideally located and offers good access to local amenities, ring road connections and schools. The accommodation comprises: entrance hall, lounge, dining room, kitchen and utility to the ground floor. To the first floor can be found three good size bedrooms and the main bathroom. Externally the property boasts a good size front and rear garden, garage and driveway parking!! This property must be top of your to view list!!



Entrance Hall

4'2" to bottom of stairs x 6'4" (1.27m to bottom of stairs x 1.93m)
Double glazed door to side, double glazed window to front, radiator, tiled flooring, stairs to first floor landing.

Lounge

14'10" max x 13'9" max (4.52m max x 4.19m max)
Double glazed window to front, radiator, wooden effect flooring, under stairs storage cupboard, archway to dining room.

Dining Room

12'3" x 7'10" (3.73m x 2.39m)
Double glazed window to front, radiator, fuse board, archway to lounge.

Kitchen

8'1" x 13'9" (2.46m x 4.19m)
Two double glazed windows to rear, breakfast bar, spotlights, tiled flooring, space for fridge / freezer, radiator, 5 ring gas hob, electric oven, cooker hood, space for dishwasher, space for washing machine, wall and base units with worktops, sink/drainer, tiled splashbacks, integrated microwave.

Utility

5'2" max x 7'8" max (1.57m max x 2.34m max)
Window, double glazed door to rear garden, tiled flooring, wall mounted gas combi boiler, space for tumble dryer, loft access for maintenance.

First Floor Landing

2'8" x 14'4" (0.81m x 4.37m)
Loft access with ladder, light and part boarded.

Bedroom One

12'3" x 7'10" (3.73m x 2.39m)
Double glazed window to front, radiator, loft access (part boarded).

Bedroom Two

9'8" x 10'7" (2.95m x 3.23m)
Double glazed boxed bay window to front, radiator, built in storage unit.

Bedroom Three

10'6" x 8'6" (3.20m x 2.59m)
Double glazed window to rear, radiator.

Bathroom

10'7" x 4'11" (3.23m x 1.50m)
Double glazed window to rear, WC, wash hand basin with vanity, enclosed bath with shower over and shower screen, extractor fan, spotlights, heated towel rail, light up mirror, part tiled walls, bathroom storage and tiled flooring.

Garage

Up and over door to front, door to rear, double glazed window to rear, eaves storage, power and light.

Parking

Driveway parking for two cars.

Front Garden

Decorative gravel, gated side access, pathway to front door, trees and lawn area with shrubs.

Rear Garden

Gated side access, lawn area, outside tap, rear patio, shrubs and plants, shed and door to garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	85
(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	

